

**Starksboro Development Review Board
Hearing/meeting minutes**

11/13/2014

Dan Nugent opened meeting at 7:30 PM

DRB Members present- Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Rob Liotard, and Arnell Paquette

Others: Ellen and Wayne Michaud, Mike Jewell for applicant and Dave Wetmore (ZA)

Review of Minutes:

6/26/2014 and 8/28/2014- Quorums not present. Approve next meeting.

DRB Business

Review of sketch plan application #2014DRB-03-SD, 2-lot SD of parcel #F3305E4 by Greg and Joanne Swierz

Dan opened the meeting at 7:47 PM by introducing the Board, attendees and read the meeting warning that was sent to the abutters. Application contains application and fee, proposed SD map drawn to 1:60 scale, septic and well locations and other significant features, topography information, notification to abutters and responses to general standards.

Mike Jewell represented the application for Greg and Joanne Swierz. Mr. Jewell is employed by Jason Barnard Consulting. It is noted that if the landowners are not present for the final plat hearing they should provide written permission for Jason or Mike to represent them.

Mike- introduced the sketch plan. It is a proposed 2-lot subdivision (SD) of parcel #F3305E4. The property is a 10.2 acre parcel and includes an existing single-family home, detached accessory dwelling and other accessory structures. The property is located in the Low Density Residential and Commercial district (LDRC), which is a 5 acre district. As proposed, lot #1 will be 5.03 acres and lot #2 will be 5.04 acres. All septic will be located on lot #1. A septic easement will be required for lot #2 on lot #1. Both septic, replacement for lot #1 and primary for lot #2 will be prescriptive mound systems. All existing road frontage will remain with Lot #1. Lot #2 will be an interior lot and will be served by the existing 50-foot right-of-way to the Neil property located further to the east. The Swierz's don't have any immediate plans to build.

Wayne and Ellen Michaud- are attending as interested persons who attend and participate in the Quaker Meeting House services. While they are not here officially to represent the Meeting House they expressed potential concerns not just specific to the Swierz property;

1. Excessive noise on Sunday mornings related to chainsaws and other personal residential uses that might disturb services.
2. Screening between the meeting house and the Swierz property. How many trees would need to be removed? Mike suggested that the driveway/ROW is existing and would not require any further significant trees removal. The home site may require additional trees removal. Dave noted a closer look is required to determine where the existing vegetative cover is located.

Dan- asked Mike to review the responses to the General Standards. Mike reviewed and responded to questions.

Marjorie- asked if we have a noise ordinance, and if not could the DRB impose a condition. Dave suggested that regardless if the Town has an ordinance that the Board has the ability to impose conditions. Enforcing them is a different matter.

Approved: _____

Date: _____

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Ben- asked when the accessory dwelling was established. Neither, Mike or Dave know. Dave responded that he unsure about the history of the accessory dwelling. He will review the Towns records.

Rob- asked about the location of the septic for the accessory dwelling. Mike said it was separate from the existing home.

Ellen- asked if the vegetative buffer between the Meeting House and Swierz could be increased? Dave suggested that the Meeting House officials should discuss their concerns with the Swierz with the hope that they can work out a mutually satisfactory resolution. If not the DRB could consider conditions to the SD approval if requested.

Jon- asked about the other accessory structure he saw from google earth? Mike stated that it is a pool. Dave noted the pool should comply with setbacks also.

Dan- acknowledged that based on the submissions and tonight's presentation that the SD looked like a minor. Rob moved to identify the Swierz proposed sketch plan SD a minor SD of parcel #F3305E4.

Dave- noted that the Swierz final plat application would need to be received by 11/19/2014 in order to be heard on 12/11/2014. Mike stated that he did not think they would be ready.

Other business-

DRB reviewed the following SD plats for signatures:

1. Kelly and Kathy Norris
2. Joe and Julie Sopher

Both mylars were signed and Dave will submit for recording.

Dave- shared that the P&P Sawmill on Tatro Road is for sale and he has had discussions with potential purchasers for an expanded use of the property. Dave expected that if an application was received 11/19 that the DRB may see the application 12/11/2014.

Jon and Ben cannot attend the 12/11/2014 meeting.

Adjournment

Rob moved to adjourn at 8:45 PM, 2nd by Ben. Moved 6-yes, 0-no.

Approved: _____

Date: _____