

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

9/10/2015

Dan Nugent opened meeting at 7:30 PM

DRB Members present- Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Rob Liotard, Arnell Paquette, and Rich Warren
Others: Ron LaRose, Ronieta Downey and Dave Wetmore (ZA)

Review of Minutes:

8/13/2015- Rob moved to approve as corrected, Arnell 2nds. No further discussion. Approved 7-yes and 0-no, Dave will make corrections and Dan will sign.

DRB Business

Dan Nugent opened the 4-lot sketch plan meeting on application #2015DRB-03-SD, by Ronald and Patricia Orvis, 7:45 PM

Dan- Asked all present to introduce themselves. Dan then opened the meeting by reading the warning, stating that this is a sketch plan meeting and it will not be recorded. Dan asked who would be presenting the Orvis application.

Ronieta Downey- announced that she has POA for her parents, Ron and Pat Orvis. She and Ron LaRose will be representing her parents as they will be out of Town till next spring.

Ron LaRose- began by stating that his firm will be completing the survey and the wastewater designs providing the outcome of tonight's meeting are positively received by the DRB. Ron and the Orvis' have met with Dave to help address subdivision compliance. The Orvis property is a 23 plus acre parcel located on the south side of Robert Young Road in the Low Density Residential and Commercial (LDRC) District. The property is largely open land (pasture and meadowland) including an old barn complex and pond. There is an existing 30-ft right-of-way that crosses lot #3 and provides access to the Gibson property along the south boundary. The subdivision proposal would widen the existing right-of-way to 50-ft. The right-of-way would be shared access for the Gibson parcel and lot #3.

Wastewater- Soil testing has been completed and determined that each lot has adequate septic capacity for residential single-family uses. The designs are not complete as they are waiting for the results of tonight's meeting.

Road access- Ron LaRose will meet at a later date w/Tom Estey to determine compliance w/ Starksboro's road access requirements. The Orvis' have included a draft shared driveway agreement for the Board's review. Ben asked if the Orvis' would consider sharing the right-of-way with lot #4 as well. Ron said that he would wait to see what Tom Estey says, because improving the right-of-way for 3 lots would be quite expensive. It is the site distances that will determine where the access points will be located.

Compliance with minimum lot requirements- The LDRC district requires 5 acre minimum density. Additionally, section 3.2.1.5 requires ¼ of the lot depth for lots between 2 and 10 acres. As proposed all 4 lots comply with the minimum frontage to depth ratio as well as minimum density requirements.

DRB- How will the existing barns be used. Ron stated that that will be determined by the owner of lot #1. Dave noted that he thought all of the barns are non-conforming due to setbacks. Any future use would be required to comply with Town Zoning.

DRB- How much land does the right-of-way across lot #3 take up? Ron states less than an acre.

Date: _____

Approved: _____

DRB- What is the ag use history of the property? Ronieta is not entirely sure. She thought that there had been beef cattle on the property until 3 or 4 years ago. Since then a local person cuts the hay to keep the property open. DRB suggested that Ronieta ask her parents when the last time beef cattle were raised on the property. This information would determine whether section 2.15 "development of open agricultural land" would apply to this application. Open agricultural land is defined as land used for agricultural purposes within the past 5 years. Marjorie stated that the subdivision of the land does not by itself restrict agricultural use rather it is the further development of single family uses that begins to limit agricultural use. Dave agreed and stated that depending on when further development was to take place would determine whether the section 2.15 would apply to future development.

Ben- asked about location of building envelopes/home sites? Ron explained where he thought the possible home sites would be located on each lot. The approved wastewater site plan will identify where the homes would be located and changes to the location would require amended wastewater approval.

Marjorie- asked about impacts to the school system. The Orvis' will request a letter from the principal at Robinson.

Ben- asked is smaller lots would be considered. Ron felt that most folks are looking for a larger parcel that would support their life style needs. Larger parcels usually demand a higher price.

Rich- asked if the property is for sale currently. Ronieta expressed that the property had been on the market for the past 2 years. The price has been \$190,000- 200,000.

Rob- asked if the Orvis' have plans to develop and sell the homes themselves. No, they will sell the lots and the buyers will develop.

DRB- When was the Gibson property created? Ronieta thought that it was 1991.

DRB concerns expressed-

1. Development of open agricultural land. When did it last generate a crop that provided income, beef or hay? DRB expressed that it is important to be consistent in how section 2.15 reviews is applied. Marjorie reflected that past DRB members had very strong opinions about agricultural land conversion. Dave noted that based on the Towns resource map that there are not any prime agricultural soils on the property. The property does include statewide important agricultural soils.
2. Building envelope siting to minimize impacts to open agricultural land. Ron stated that they will look at restricting the building envelopes to 1 acre.
3. Rob asked the Orvis' to provide as much agricultural history as possible and where possible septic should be included in the building envelope. Marjorie shared that mounds don't negatively affect future agricultural use because they are reversible, traditional in-ground systems are not.

Rich-asked what the applicant gets for the \$100 fee? Dave shared that this process hopefully identifies the issues before the applicant spends quite a bit more with the Town and consultants.

Other business- Continue deliberation and review of Aaron Josey application for expansion of a non-conforming use, # 2015-02-NCU- Board discussed at length the request and draft decision. Rich moved to approve the decision as drafted, Jon 2nds. Discussion- Rich would like to have the decision note what interested persons were here when. Board agreed. Dave should make this edit if approved.

Dan called the motion approve-

Yes- Dan Nugent, Rich Warren, Jon Fenner and Arnell Paquette

No - Ben Campbell, Marjorie Dickstein

Date:_____

Approved:_____

Next meeting- currently not scheduled.

Adjournment

Jon moved to adjourn at 9:20 PM, 2nd by Ben. Moved 7-yes, 0-no.

DRAFT

Date: _____

Approved: _____