

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

**4/14/2016**

Ben opened meeting at 7:30 PM

DRB Members present-Ben Campbell, Rob Liotard, Jon Fenner, Arnell Paquette (7:50 PM), and Rich Warren. Others: Robert Doyle and Dave Wetmore (ZA)

**I. Review of Minutes:**

11/12/2015- Jon moved to approve as corrected, Rich 2nds. Discussion- Board members expressed concern that the Orvis plat that is to be signed tonight does not comply with condition of decision due to placement of corner between lots 3 and 4. Board will take up further discussion of this when Orvis final plat is discussed. No further discussion. Approved 4-yes and 0-no, Rob abstained.

**II. Adjustments-** Both Dan and Marjorie are not attending tonight and Arnell was not in attendance until 7:50 PM. This was unforeseen and the quorum present took the following action. Jon moved to temporarily appoint Ben as acting chairmen for the night. Rob 2nds. Motion carried 4-yes and 0-no.

**III. Visitor Business-** none

**IV. Scheduled public hearing/ DRB Business**

**Application #2016DRB-01-CU, proposed seasonal camp on parcel C319L1N (Forest Conservation district) by Robert and Laura Doyle, 7:45 PM**

Ben- opened the hearing on application 2016DRB-01-CU by inviting those present to introduce themselves. Ben then read the warning, and acknowledged that Dave was taking minutes and that the hearing is being recorded. Ben administered the oath to Robert and Dave. It was noted that the hearing was properly warned and noticed as required. Robert Doyle presented mailing receipts that support that abutting neighbors were notified timely. Ben acknowledged that he has worked for Robert as a forester and if there is a problem he would recuse himself. No objection voiced.

Robert Doyle- presented an overview of his plans. Specifically, he plans to construct a primitive seasonal camp on his property (52 acres) on Brown Hill West. As a primitive camp it would be exempt from State wastewater requirements as long as he uses less than 60 days/year. He has provided the DRB with a copy of the specific exemption. Rob shared pictures of the site and requests that he be able to build the camp 50-ft from the brook along the south boundary. He does not propose to cut any trees (except for maintenance) between the camp and the brook. He plans to mostly park vehicles between the brook and Brown Hill West, outside of the Town road right-of-way (ROW). Presently the driveway/access onto the property requires users to ford the brook. This will not change as Rob does not plan to install a culvert or bridge. The remainder of the access road will be improved to get building materials in to the camp site location. The camp should not be able to be seen from Brown Hill West. The camp will be 20-ft by 30-ft with a loft. Pursuant to the waste water rules the camp can have one sink and holding tank and a composting toilet. Gas lighting or a small generator will be used for power and lighting. The camp is exempt from the energy code. However, the plan is to insulate as needed for seasonal comfort. All exterior lighting will be down-shielded. As sited the camp and surrounding area does not drain toward the brook.

Review of section 4.8-

4.8.1- The property is accessed from Brown Hill East which is a class 4 Town Road. The property is entirely located in the Forest Conservation district (FC). The soils and topography are suited for a seasonal camp. The property is not located in an identified flood hazard area. As proposed, all structures will conform to the minimum setbacks required in the FC district.

Date: \_\_\_\_\_

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4.8.2- The seasonal camp has been sited to limit impacts on the brook. There are numerous seasonal camps on Brown Hill West, Carp Cole Road and Crowley Road. Applicant plans to site the camp so as few trees need to be cut and removed. This property is managed for forest resources and woodland products are removed as part of the management of the property.

4.8.3- Does not apply, the lot provides sufficient open space for recreational uses.

4.8.4- Impervious areas are less than 1 acre and will not require State erosion control or stormwater permits. Minimal disturbance anticipated but all areas will be stabilized (seeded and mulched) after construction is complete.

4.8.5- Applicants property complies with the minimum requirements of Starksboro Zoning and Subdivision regulations. No subdivision of the property is proposed.

4.8.6- Brown Hill West is a class 4 Town road. Minimal maintenance is completed by the Town. Applicant acknowledges that he will not ask the Town to provide additional upgrades. Access to the applicant's property is weather and road condition dependent. At least 2 parking spaces are established outside of the Brown Hill West ROW.

4.8.7- Applicant will not request road maintenance beyond that associated with a class 4 road. Fire and rescue services are access dependent and should not be guaranteed. Police protection is provided by the VT State Police and the Addison County Sheriff's Department.

4.8.8- As proposed the land development proposed does require compliance with Starksboro Zoning. As proposed the seasonal use can comply with Town regulations.

4.8.9- Exterior lighting will be down shielded. Generator use will be limited and noise will be typical of a 2000 watt Honda generator. Applicant will use wood heat.

4.8.10- All development will comply with the minimum standards required by the VT Energy Standard, where required.

4.8.12- Applicant owns this property currently and frequents the property for recreational and forest management purposes. The seasonal camp should not increase the traffic on Brown Hill West significantly. Use of propane for lighting and cooking will lessen dependence on generator use. Applicants will not request upgrades to Road or other services including fire and rescue.

Ben- asked if there are more questions.

Arnell moved the following exhibit list, Rich 2nds. Motion carried 5-yes and 0-no. Ben read the exhibit list into the record.

- #1- Application, narrative and fee
- #2- Proposed site plan
- #3- Wastewater exemptions
- #4- Public notice and abutter notification
- #5- ZA Report
- #6- Applicant pictures

Rob moved to close hearing at 9:00 PM, Jon 2nds. No discussion. Motion carried, 5-yes and 0-no.

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Board deliberations- Rob moved to tentatively approve application #2016DRB-01-CU subject to conditions and review of final written decision. Jon 2nds. Approved 5-yes and 0-no

Board agreed to the following conditions.

1. No culvert or bridge without amending DRB decision.
2. Holding tank must be grey water only.
3. Propane tanks shall be limited to carry in. No bulk deliveries.
4. The camp shall be located at least 50-ft from the stream and vegetation between camp and stream shall not be cut except for dead and diseased tree removal.
5. All exterior lighting shall be down-shielded.

**Other Business-**

Review for signatures for Orvis SD final plat- Board expressed concern that the corner between lots 3 and 4 at the Town Road was not placed as required by the decision. Dave shared the reason for this change. Specifically that Ron LaRose did not support this location. After the decision was received by LaRose expressed his concerns regarding this monuments placement and asked Dave to survey the Board for this change. At the time, Ben and Margorie questioned the change but in general the Board agreed verbally with this change. Dave suggested that the DRB should move to acknowledge and support this change in these minutes before signing. This would at least provide a written record of the Board support for the change to condition 1B.

Based on Board discussion, Rich moved to accept the final plat as presented, acknowledging that the corner deviates from condition 1B (depicting the corner of lot 3 and 4 at the Road as being located at the easterly edge of the 50-ft right-of-way). This modification of condition 1B reflects Ron LaRose's professional judgement as a licensed surveyor regarding monument placement. Jon 2nds. Motion carried 4-yes , 0-no and Rob L. abstained. Rich and Jon signed final plat and Dave will submit to Town Clerk for recording.

**Adjournment**

**Next meeting- May 12<sup>th</sup>,**  
Ben will not be attendance

Rob moved adjourn at 9:25 PM, 2<sup>nd</sup> by Rich, Moved 5-yes, 0-no.

Date: \_\_\_\_\_

Approved: \_\_\_\_\_