

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

7/28/2016

Dan opened meeting at 7:30 PM

DRB Members present-Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Rob Liotard,(7:50PM) and Arnell Paquette.

Others: Shirley Mattos, Paul Mattos, Clara Carett, David Brown, Mark Whitcomb, Louis and Penny Bennett and Dave Wetmore (ZA)

I. Review of Minutes:

7/14/2016- Jon moved as corrected, Ben 2nds, approved 5-yes, 0-no, Dan signed

II. Adjustments- none

III. Visitor Business- none

IV. Scheduled public hearing/ DRB Business

2016DRB-04-SD- Sketch Plan meeting for a 3-lot subdivision proposed by David Brown and Mabel Rondinelli-Brown of parcel # B394S.1.

Dan opened the meeting at 7:45 PM and asked all present to introduce themselves.

Dave took written minutes. As this is not a public hearing, the meeting was not recorded

Dan read the warning notice. Dan asked David Brown to explain the proposed subdivision of his property on Mason Hill North.

David B.- described the 3-lot subdivision being proposed. Referring to the site plan prepared by Jason Barnard and submitted with his application;

- Lot #1 will be 12+ acres mostly located in the Low Density Residential and Commercial District. Frontage along Mason Hill North is approx. 825-ft. of frontage along Mason Hill North.
- Lot #2 will be a 26.9 acre parcel with approximately 417-ft of frontage.
- Lot #3 is the back portion of the property being approx. 35.1 acres. Parcel #3 will be purchased by Mark Whitcomb.
- Jason Barnard has completed preliminary septic review for lots #1 and 2. Both lots #1 and 2 will support complying septic systems.
- The site plan clearly depicts the zoning district boundary.
- There is a septic easement on lot #2 to benefit the lot identified as owned by A. Davis and S. Thompson directly east of lot #2.
- All neighbors were notified

Questions from PC-

When was the farmhouse subdivided and where does Mr. Brown live? ZA suggested that the farmhouse was created in 2004 and Dave B. noted that he lives across the road.

Will lot #1 and 2 be developed? Dave B. stated yes.

Date:_____

Approved:_____

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

7/28/2016

It was observed that the site plan refers to lot #3 primary wastewater to be located on lot #1 and lot #2, is this an error? This is an error. The wastewater for lot #3 has not been planned. The reference to the septic for lot 3 needs correcting. Lot #1 will be an in-ground wastewater system and lot #2 will be a mound.

Penny and Louis Bennett attend at 7:55 PM.

Dave Wetmore- suggested that Lot #3 might be better handled as a boundary adjustment if the intent is to sell this piece to Mark Whitcomb. A boundary adjustment would avoid the need to establish and survey a 50-ft right-of-way for access to lot #3 across Whitcomb to Mason Hill North. Mark W. and Dave B. are agreeable to this.

PC- noted that access will be separate drives for each lot 1 and 2 and both will require driveway access permit approvals.

Dave W.- noted that as proposed both lots #1 and 2 comply with the required frontage to depth ration of 20%.

Ben- suggested that Mr. Brown should consider adding a few tenths of an acre to lot #2 so that the owner of lot #2 could be eligible to enroll property in the Current Use Program and still have a home there.

Penny- expressed concern about the eastern boundary of Browns that is common with her property. She would like to see that marked well to avoid any future issues. Dave Brown agreed to have the surveyor clearly mark the boundary between the Bennett's and his land.

PC- discussed that Mark Whitcomb's property is accessed by a right-of-way and Marjorie questioned if would that affect the proposed BLA. ZA opined that Marks property is compliant as the subdivision was approved by the Planning Commission in 1998. As such the merger of the land from Brown would also be. Any future subdivision of the Whitcomb property would require Town approval.

All other sketch plan requirements are met, including scaled map, location map and topographic information.

Based on the DRB review Rob Liotard moved to consider this a minor subdivision, 2-lot and boundary line adjustment as discussed. Ben 2nds, Motion carries 6-yes and 0-no

Other Business-

Review and approval of DRB decision #2016DRB-02-BLA, boundary adjustment between the Town of Starksboro and Kerry Kurt.

Jon moved to approve the draft decision as corrected, Ben 2nds.

Discussion- minor corrections noted

Decision #2016DRB-02-BLA approved by voice vote 6-yes and 0-no, Dab Nugent signed decision for the DRB

Dave- noted that there are 2 appeals pending. Dave reminded DRB that these appeals are of his actions and that he will not be able to provide administrative assistance to the DRB. Arnell is the Clerk and Dave will assist her to see that notice requirements are complete.

Langley is scheduled for August 11, 2016 at 7:45 PM

Palmer is scheduled for August 25, 2016 at 7:45 PM

Date:_____

Approved:_____

DRB discussed whether a site visit was need for Langley. It was decided that Board members are free to drive up to the Langely property. The property is located at 509 Brown Hill East.

Bylaw update- The Town received a petition to vote on the Bylaws recently adopted by the Selectboard. Vote is scheduled to be held on September 27, 2016 at Robinson School.

Adjournment

Next meeting- August 11, 2016- Langley appeal and conditional use request.

Adjourn at 9:00 PM

DRAFT

Date: _____

Approved: _____