

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

3/23/2017

Dan opened meeting at 7:30 PM

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

Others: David Brown, Jason Barnard, and Dave Wetmore (ZA)

I. Review of Minutes:

3/09/2017- Ben moved as corrected, Jon 2nds, approved 4-yes, 0-no, Rob and Arnell abstained. Dave will make corrections and Dan will sign.

II. Adjustments- none

III. Visitor Business- none

IV. Scheduled public hearing/ DRB Business

David Brown and Mabel Rondelli-Brown, application #2016DRB-04-SD, 2 lot subdivision w/ 2 boundary line adjustments to neighboring parcels, parcel # B394S.1- continued from 3/09/2017

Dan re-opened the hearing at 7:45 PM by summarizing the public notice. Parties were reminded that they are still under oath. Dave recorded and took written minutes.

Jason explained the proposed subdivision including building envelopes and driveway cut (see revised survey). Jason also explained that he prepared and submitted to ZA a revised narrative to review criteria per section 426.E. Dave Brown is planning to retain lot #3 and that why the building envelope is bigger. Both building envelopes comply with section 243.B.

Dan- asked if the applicants had discussed Penny Bennett's concerns with her? Dave B. stated that he had been in contact with her and when the weather improves they will meet to discuss her concerns. Dave W. shared that he met with Penny today and reviewed the surveys on file. Dave believes that Penny understands that a significant portion of her boundary concern is not owned by Brown. Dave asked about the discrepancy between the surveys. Jason explained that the new survey is based on the VT Grid system rather than magnetic north.

Jon- asked about the waste water system setback from the proposed boundary. Jason stated that 10-ft is all that's required.

Rob- asked about wastewater easement for Thompson/Davis. This will no longer be an easement as Thompson/Davis will own once BLA is complete.

Review of Criteria- Jason read from his prepared narrative. Jason's responses are included below.

- **Siting and Suitability** – The new developable parcels (Lot No. 2 and No. 3) will be situated on a northerly facing slope and the soils associated with the property can support two (2) single-family residences. Based on the existing topographic conditions and results of the site and test pit soil evaluations that were performed on October 30, 2014, the subject property is suitable for two single-family residential structures and is not subject to periodic flooding or poor drainage. Further, the proposed subdivision has been designed in accordance with the density and dimensional standards presented in Section 211 and building envelopes have been sited as required in section 243.B.

Date: _____

Approved: _____

- **Natural Features** – The two (2) new single-family residences and their infrastructure (i.e. wastewater systems and drilled wells) have been sited taking into consideration the natural landscape and existing topographic features. The proposed building locations are designed minimize natural feature disturbance and located on the northerly end of the parcel to reduce fragmentation of forest land. Overall, the project area does not include any known wetlands, flood hazard areas, prime or statewide important soils or significant wildlife habitat. The subdivision has been designed so that more than 45 acres of undeveloped land will remain forested and contiguous with other forested parcels of land owned by Whitcomb.
- **Character of the Area and Privacy** – The general character of the area associated with this part of Mason Hill North is residential homes. The construction of a residential home on Lot No. 2 and No. 3 is consistent with this general area of Starksboro and Mason Hill North and the district purpose outlined for the Low Density Residential and Commercial district section 240.A. The proposed subdivision has been designed in such a manner that adequate privacy between the two (2) new proposed single-family residences and nearby developed properties is provided. Further, the proposed single-family residences that will constructed on the proposed parcels are compliant with section 353.C (lot layout) and will be located greater than 400 feet apart, which provides adequate privacy within the proposed subdivision which is consistent with section 243.B.
- **Energy Conservation and Access to Renewable Energy** – Since proposed subdivision will consist of two (2) new single-family residences, the new residential structures will be constructed to meet the most recent energy conservation standards, including the VT Building Energy Standard. It is expected that LED lighting will be utilized along with the most up to date and energy efficient heating system(s) and appliances. The subdivision is on a northerly facing slope with hills and wooded property to the south and southwest. As such, the subdivision does not achieve the maximum solar gain. However, based on the existing topographic conditions associated with the presence of a small knoll in the field associated with Lot No. 3 and a small clearing associated with Lot No. 2 solar tracker panels could be utilized on each new parcel.
- **Access and Circulation** – Lots No. 2 and No. 3 will be accessed via individual residential drives off Mason Hill North. The proposed drives will be constructed in accordance with Section 311 of the Town of Starksboro Land Use and Development Review regulations. The proposed subdivision is located on a Class 3 town road and the construction of two new residential homes is not expected to have an undue adverse impact on the condition, capacity, safety and function of Mason Hill North. Since the proposed subdivision consists of two new parcels in a rural area, pedestrian access within the proposed subdivision is not applicable to this project. While subdivisions are not required to comply with section 325.A, the development of 2 new single-family homes is not anticipated to increase the average daily traffic by more than 25%.
- **Infrastructure, Utilities, Facilities and Services** – Mason Hill North is currently maintained by the Town of Starksboro and the individual drives that will serve each new residence will be maintained by the landowner. Starksboro provides first responder and fire service to its residents and new drives will provide accesses for these services. Utilities are currently located along Mason Hill North and are easily accessible to the proposed subdivision. To the extent feasible, all utilities will be constructed subsurface interior to the subdivision.
- **Lighting** – Lighting will be typical of rural residential homes and will be designed and constructed so that exterior lighting is down-shielded to mitigate light trespass off the proposed parcels and therefore all new exterior lighting will be compliant with section 314. Further, it is expected that lighting will utilize the most up to date energy conservation fixtures.
- **Recreation** – Lot No. 2 and No. 3 will be greater than ten (10) acres in size and therefore will provide adequate area for recreation (i.e. walking trails, garden areas, etc.) on each new parcel. Since this is a two-lot subdivision with larger size parcels, no shared or common lands is being proposed as part of this project.

Date: _____

Approved: _____

Ben- asked about buried utilities? Where possible they will be buried.

Marjorie- asked if the driveway cuts could be closer together and avoid the sweeping corner of lot #2? Her concern is safety. Jason expressed that the site distances exceed 400-ft and should be adequate. Dave stated that neither cut has an approved cut and asked Jason whether both could be constructed compliant with section 311. Jason said that both could be constructed compliant with 311.

Ben- asked about the reasons for the dogleg configuration of lot #3 and is it accessible? Dave B. shared that the original intent was to keep 27 acres with lot #3 but due to access issues related to the land being boundary adjusted to Whitcomb, lot #3 was shrunk. There is good access (existing woods roads) to the dog leg portion of lot #3.

No other Board questions

Dan asked to enter the exhibits 1-5. Dave read the exhibits into the record.

Rob moved to close the hearing at 8:15 PM, Jon 2nds. Motion carried, 6-yes and 0-no. Dave explained that the Board has 45 days to render written decision. Once decision has been issued there is a 30 day appeal period. Applicants will receive notice of Boards decision. Dave B. and Jason left.

Board deliberations-

Marjorie- stated that survey reference #4 should be Mabel rather than Babel?

DRB discussed density table reference. Dave stressed that the use of the density table is new to Starksboro and not entirely sure how the building rights should be referenced as some are associated with the lands being boundary adjusted. DRB members suggested that the table should include the remaining building rights of each lot by ZD.

Dave will draft decision to be considered at the 4/13/2017 DRB meeting.

Review of draft decision #2017DRB-01-W- Cecilia Elwert

DRB reviewed the draft prepared by Dave. Finding of Fact and conclusion look good. Discussion about conditions expressed that exterior lighting should be compliant with section 314. No other changes were discussed. **Jon moved to approve decision #2017DRB-01-W subject to change to condition #1 regarding lighting, Marjorie 2nds. Application #2017DRB-01-W approved 4-yes and 0-no, Rob and Arnell abstained.**

Other Business- none

Adjournment

**Rob moved to adjourn at 9:00 PM, Arnell 2nds. So moved 6-yes, 0-no,
Next meeting 4/13/2017- review Brown Subdivision**

Date: _____

Approved: _____