

Development Review Board

March 26, 2019 – 7:00 p.m. Town Meeting Room

Members Present: Zeb Towne, Eric Ladensack, Randy Berno & Will Senning.

Attendees: David Specht, Maureen Harvey, Kevin Garcia, Christina Richie, Mari Pratt, Amber Dudley, Zeb Maynard, Tom Harvey & Heidi Harvey

Meeting was called to order at 7 p.m. All parties to the hearing were sworn in.

Application 2019-02 – Maynard Non conforming preexisting small lot.

The site for the garage construction was on a preexisting small lot which required that the DRB to review the application. David said that the application met the conditions of the application, but he did not have the authority in the zoning regulations to approve construction on a preexisting small lot.

Zeb Maynard said that he would flatten the grade somewhat and construct a garage on the site. The location of garage on the map met the setback requirements and all other requirements. Zeb recused himself from the vote as an abutter. Randy made a motion to approve the 1,150 square foot garage on the .97 acre lot as shown on site plan dated 1-30-18 by Lamoureux and Dickinson with any exterior lighting be downcast. Seconded by Eric. All in favor.

Application 2019-01 – Harvey - Subdivision

Tom & James Harvey applied for a subdivision application. They reviewed the arial map showing the division of the James Harvey lot on the front and back of the Thomas and Heidi Harvey lot. The subdivisions from the James Harvey lot would be added to the Thomas and Heidi Harvey lot with no development plan. Randy made a motion to approve the subdivision of the original lot of 180 acres +/- creating two new lots of 9.7 +/- acres and 4.6 +/- as shown on map dated 11-9-18 created by Jason Dattilio Eric seconded. All in favor.

Sketch Review – Christina Ritchie – Camels Hump Road

Christina is interested in subdividing her existing lot. Multiple options were reviewed that would provide her with the required 50 foot right of way. Using road frontage was an option discussed. Being in the forest rec district the lot would need to be at least 5 acres. The existing buildings would have to meet the setback if they were on a new lot because the subdivision could not create a non conforming lot.

Process Review

The process was discussed for the approval of building permits for nonconforming small lots. They reviewed the authorization of the zoning administration and the Development Review Board. No changes were made from the current process. David committed to researching if the DRB could delegate the authority to review/approve development on small pre-existing lots to the zoning administrator.

Application 2019-03 – Ross - Non conforming preexisting small lot

Ms. Ross submitted an application to build a garage on a nonconforming preexisting small lot. The applicant did not send proper notice to notify the abutters and did not attend the meeting. Randy made a motion to deny the application based on the failure to send notification. Seconded by Zeb. All in favor

Motion was made by Eric to adjourn with a second by Will with all in favor at 8:42.

Will Senning, Chair

Randy Berno

Zeb Towne

Eric Ladensack