

Development Review Board

May 14, 2019 – 6:00 p.m. Town Meeting Room

Members Present: Zeb Towne, Ben MacKinney, Randy Berno & Will Senning.

Attendees: David Specht, Mari Pratt, Maureen Harvey, Jerry McMahan, Christina Ritchie, Audrey Quackenbush, Catherine Gjessing, Bob Magee

Meeting was called to order at 6:11 p.m. All parties to the hearing were sworn in.

Application 2019-11 – Christina Ritchie – Subdivision 649 Camel’s Hump Rd

Christina wants to take 11.6 acres from the existing lot to create Lot 1 using the right of way of her father who is an abutter. The remaining lot will be 40.1 acres which will be sold. The newly created lot meets the minimum lot size and there is no planned development on either lot. It has more than enough road frontage to meet the zoning requirements. It was pointed out that there was a business advertised on a sign on the lot and that the operation of a business at that location was not reviewed by the DRB. It was reported that the business is no longer in operation. Any buyer will need to submit a permit to operate a business there.

Ben made a motion to approve application 2019-11 to subdivide the current 51.7 acre lot into two lots with lot 1 being 11.6 acres and lot 2 being 40.1 acres with no new development planned on either lot. Seconded by Zeb with all in favor.

Application 2019-10 – Kevin Dennis – Variance on Setbacks – 156 Main St.

Kevin was sworn in to give testimony. Mr. Dennis put in an application for a shed that did not meet the required setbacks. The shed is 8 x 10 but the topography makes it difficult to build on the lot. To meet all the setbacks he would need to install the shed on top of his septic tank. The triangle shape of the lot and large easement taken by VELCO make sighting the shed difficult. At the site review they discussed a location so that he would only need a variance on one side. He reviewed that recommendation and believes it would work and would require a variance on one side instead of two. He would meet the set back in the front but did not want to move it too close to the garage so that he could maintain access to the back of the lot between the two structures.

Ben made a motion to approve application 2019-10 to construct a 8 x 10 shed placing the back of the shed in line with the back of the garage, no more than 18 feet from the garage. It would be seventy feet from the center of the road and receive the requested variance in the back. Seconded by Randy with all in favor.

Application 2019-08 – Lori Morse – Subdivision – 759 Morse Road

David recused himself as an abutter but stated an application was received for a subdivision which can only be granted by the DRB. Will swore in the applicants. Lori wants to divide four acres from her existing 55.2 acre lot creating lot 4 retaining the existing ROW connecting to the old road and adding a ROW for a new driveway. The lots exceed the minimum lot size for Rural Ag I and the building meets all setbacks.

Ben made a motion to approve application 2019-08 dividing the 55.2 acre lot creating a new 4 acre +/- lot named lot 4 with lot 1 being the 51.2 acres remaining. Seconded by Randy. All opposed.

Ben made a motion to approve application 2019-08 dividing the 55.2 acre lot creating a new 4 acre +/- lot named lot 4 with lot 1 being the 51.2 +/- acres as shown on the subdivision plan dated April 3, 2019 by Todd Hill subject to the requirement that all future lighting on Lot 4 be downcast in nature. Zeb seconded with all in favor.

Application 2019-09 – Ron & Betty DeForge – Non Conforming small lot – 2141 Camel’s Hump Road

Ron & Betty DeForge submitted an application to build a house on a nonconforming preexisting small lot. The applicant did not send proper notice to 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 with all in favor.

Process Review & Administration

David did research to see if the zoning administrator could approve development on small pre-existing small lots. It was determined that the change would have to be done as a change in the bylaws. Zeb believed that they could delegate the authority, but other members did not. VLCT relayed that they did not believe a change could be made without a change in the bylaw by interim zoning.

No guideline was developed for applicants to receive when they are required to submit a mylar map. It will be addressed at a future meeting.

Motion was made by Zeb to adjourn which was seconded by Randy with all in favor at 8:15.

Will Senning, Chair

Ben MacKinney

Randy Berno

Zeb Towne