

TOWN OF DUXBURY
5421 ROUTE 100
DUXBURY VERMONT 05676

DRAFT MINUTES

DRB MEETING 6/10/14

Members R Berno chair, W Senning, E Ladensack & Z town

ZA & Clerk A Quesnel

Guests: Ken Griffith 111

Meeting called to order @ 7:02 pm by chair Berno

1st order of business:

Application # 14-013 2 lot sub-division. Proofs of mailing were given to the clerk. Applicant was sworn in. Chair asked the applicant to give overview of the land division. Ken said he wanted to sub-divide his property on Rt 100 in Duxbury. Lot 2 would be 2.5 acres with house, from the 3.5 acre parcel he owns. The lot 1 would be approx 1.1 acres with garage and apartment over it. lot 2 would require a variance of 14 foot to make it legal. (when the garage was built the setback for future sub-division was brought to the attention of the owner. At that time there were no plans to ever sub-divide property) That brings us to NOW, the owner's son would like to own the garage so we have the variance request with the sub-division. The 5 criteria were checked and found to meet requirements for the approval. (The building could not be placed any differently on the property because of the ledge it abuts. So the hardship was not created by owner –but by the lay of the land. The min variance of 14 foot will meet the setback requirement for the area; this is on the north side of the property. The present distance is 27 foot- this would give it 41 feet. Also the frontage of both properties meets the 100 foot requirement.

Public portion closed.

Chair said he would entertain a motion from board.

Will made motion to make the existing 3.5 acre lot and create 2 lots lot 1 would consist of 1.01 acres approx with garage & lot 2 would be 2.5 acres approx. Lot 1 would need a variance of 14 foot on the northern boundary line to meet setback requirement. The 5 criteria were discussed and found to meet the standards for variance. (Garage could not be placed on property to conform to regulations. the hardship was created by the lay of the land.)

Motion was 2nded by Zeb-

All members voted to approve 14-013.

2nd order of business. Minutes of 5/13/14 meeting were read, discussed & signed by members attending the meeting.

3rd order of business: No other business to come before board. minor note ZA will check with Steve Noyes to find out about any building plans to come to the DRB

Eric made motion to adjourn.

Zeb 2nded motion All approved.

Motion to adjourn made by Eric, 2nded by Ken, all approved -adjourned @ 7:45pm.

Al Quesnel ZA & clerk

