

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

November 9, 2009

MEMBERS PRESENT:

Phil Carter, Chairman	Richard Harrison	Rose Goings, Zoning Administrator
Troy Adams	Linda Petty	

MEMBERS ABSENT:

Julie Nicoll

OTHERS PRESENT:

Terry Carter	Deb Mithoefer	Michelle Stinson, LPC TV
Richard Corsetti		Lisha Klaiber, Recorder

1. **CALL TO ORDER**

- A. Meeting opened at 6:02 p.m. by Chairman Phil Carter. All board members present, except Julie Nicoll.

2. **OPEN THE PUBLIC HEARING FOR RICHARD CORSETTI**

- A. Phil Carter advised that this hearing is for an application for to amend a Conditional Use permit to increase seating and have outside service. Property is located at 82 Andover in the Village Residential Commercial District. This hearing was recessed from the September 14th and October 26th meetings due to litigation issues between the property owner and applicant.
- B. Richard Corsetti advised that the case ended today and the verdict is expected within a couple of days.
- C. Phil Carter advised that Mr. Corsetti should submit any additional documents to the Planning Office and it would be added to evidence previously submitted.
- D. **MOTION by Linda Petty and seconded by Troy Adams to recess this hearing until the December 14, 2009 meeting. Motion passed unanimously.**

3. **OPEN THE PUBLIC HEARING FOR JAMES AND DEBRAMITHOEFER**

- A. Phil Carter advised that this is an application for a 2-lot Subdivision. Property is located at 310 South Hill Road in the Town Residential District.
- B. Rose Goings advised that this is application SUB-10-001. Posted in the Town Hall bulletin boards October 26, 2009, advertised in THE VERMONT JOURNAL on October 28, 2009, and the abutting property owners were notified on October 23, 2009
- C. Phil Carter administered the oath to Debra Mithoefer.
- D. Debra Mithoefer explained that they have a 20.1-acre lot that they wish to subdivide into two lots. Lot #1 would be 15.42 acres and would contain the existing house, garage and pond. Lot #2 would be 4.68 acres and there are no plans at the present time to develop that lot. This subdivision would

meet all zoning regulations for the Town Residential R120 District. There is plenty of frontage on South Hill Road for both lots.

- E. Phil Carter noted that Lot #1 is where their home is. He added that the map shows 3 lots and asked about that.
- F. Debra Mithoefer said that this is actually a re-subdivision. The lot belonging to Julia Summers has nothing to do with this subdivision. She submitted a second map.
- G. Phil Carter asked about wetlands on Lot #2.
- H. Debra Mithoefer explained that the wetlands run along the newly created property line. The NE corner has 64 feet of road frontage. She indicated where the tree line and snowmobile trails are. All the wetlands are east of the snowmobile trails. There is 450-500 feet of road frontage on the west side of the trail. The wetlands will not impact this subdivision. She added that there is an existing road-cut on Lot #2.
- I. Phil Carter asked about the road that goes to Grettos Gap.
- J. Debra Mithoefer advised that Grettos Gap is a private road by easement over the Lands of Oakes and Selesko. Our lots will not have access to or from Grettos Gap.
- K. Phil Carter asked about the Plimpton lands.
- L. Debra Mithoefer said that her lots will also not have access to or from the Plimpton property.
- M. Phil Carter asked about the state permitting process.
- N. Debra Mithoefer advised that they have hired Steve Mungeon to get the state permits. Their house was built before 2007 and has a town approved mound system that meets all state regulations. She advised that Mr. Mungeon has submitted a letter.
- O. Phil Carter said that the board has it.
- P. Debra Mithoefer said that Mr. Mungeon does not anticipate any problems. We have a permit for Lot #1 and Lot #2 will be defined by deferral language. Any future development will require coming back to the town and state for permits. She requested that, if possible, the board accept the Mylar that she has brought with her, as a final plat.
- Q. Richard Harrison said that everything appears to be fine.
- R. Rose Goings said that the board may consider the final plat as long as no changes are made and it matches the drawing that they have been looking at.
- S. **MOTION by Richard Harrison and seconded by Linda Petty to accept the final plat Mylar for the Chairman's signature and to close this hearing. Motion passed unanimously.**
- T. Phil Carter said that the board will verify that the Mylar is the same as the drawing that they have been looking at and will issue a decision.

4. **OTHER BUSINESS**

- A. There was no other business.

5. **REVIEW AND APPROVE MINUTES**

- A. Phil Carter advised that the minutes to be reviewed and approved are from September 14, 2009 and October 26, 2009.
- B. September 14, 2009
 - i. Page 5 – I – clarification – that should be they.
 - ii. Page 3 – 4D – Troy Adams had a question regarding the hours of operation 12:00 p.m. to 6:00 p.m.

- iii. Phil Carter said that would ask Mr. Corsetti about that at the next meeting.
- C. October 26, 2009
 - i. Page 4 – E – typos “in should be is” and in the second line “is should be it.”
 - ii. Page 2 – G – Richard Harrison said the following should be added “There was a small bull dozer that made a drainage path from the brook up the hill to where the pine trees were.”
 - iii. Page 1 – Rose Goings advised that Misanthone should be Misanone.
 - iv. **MOTION by Linda Petty and seconded by Troy Adams to accept the minutes from September 14, 2009 and October 26, 2009 as corrected. Motion passed unanimously.**

6. **ADJOURN**

- A. **MOTION by Linda Petty and seconded by Richard Harrison to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 6:21 p.m.

Respectfully submitted,
Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

Troy Adams

Linda Petty

Richard Harrison