

**DEVELOPMENTAL REVIEW BOARD  
MINUTES**

*June 8, 2015*

**MEMBERS PRESENT:**

Phil Carter	Richard Harrison	Linda Petty
John Boehrer, Vice Chair	Julie Nicoll	

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Peter Alberti	Greg Riveiro	Lisha Klaiber, Recorder
Josh Bagnato	Susan Riveiro	Ed McEneaney, LPC TV
Andy Raubvogel		

**I. CALL TO ORDER**

1. Meeting opened at 6:02 p.m. by Chairman Phil Carter. All members present.

**II. OPEN THE PUBLIC HEARING FOR BANTAM LAKE NORTH, LLC**

1. Phil Carter advised that this is an application to amend a Planned Residential Development Permit to allow for a mudroom addition. The project is located at 10 Rimrock Road, 5B Trailside Algonquin Village, located in the Mountain Recreational District.
2. Rose Goings advised that this is application 128-98-PRD, Amendment #50. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on May 11, 2015, advertised in THE VERMONT JOURNAL on May 20, 2015 and abutting property owners were notified on May 11, 2015.
3. Phil Carter administered the oath to all (Peter Alberti) wishing to speak at this hearing.
4. Peter Alberti advised that this is another of the mudroom enclosure projects. It will be the same as all previous projects. This one is in Algonquin Village.
5. Phil Carter asked if there would be any expansion to the footprint.
6. Peter Alberti said no.
7. Linda Petty asked if part of the deck would remain.
8. Peter Alberti said yes.
9. Rose Goings explained that this had been discussed at the last meeting. Part of the deck would be a ski closet, which is just hung on the wall.
10. John Boehrer asked if the design was particular to this unit.
11. Peter Alberti said the Algonquin Village.
12. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

III. **OPEN THE PUBLIC HEARING FOR CHAMPLAIN VT, LLC, dba TDI NEW ENGLAND**

1. Phil Carter advised that this is an application to subdivide a 27 acre parcel from a 73 acre parcel for a Vermont Section 248 Project (New England Power Clean Power Link.) The property is located on Nelson Road in the Town Residential District.
2. Rose Goings advised that this is application SUB15-003. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on May 15, 2015, advertised in THE VERMONT JOURNAL on May 20, 2015 and abutting property owners were notified on May 11, 2015.
3. Phil Carter administered the oath to all wishing to speak at these hearings (Josh Bagnato, Andy Raubvogel, Greg Riveiro and Susan Riveiro.)
4. Josh Bagnato advised that they wish to subdivide a 73 acre parcel into 2 parcels; one 27 acres and the other 46 acres. The 27 acre parcel will be for the New England Clean Power Link project and is in process with state and federal permitting processes. They will bury a 1000 megawatt line for Canadian Hydropower that will end at the Coolidge Substation. There will be a 25' easement on the company property on Nelson Road. The land owners want to continue with logging rights.
5. Phil Carter asked if there are any wetlands or sensitive areas in the 27 acre parcel.
6. Josh Bagnato said no. There is a tiny, isolated wet piece that we are trying to avoid. There are no streams or RTE. The property has a history of logging. Referring to the drawing, he indicated green slopes of 15% grade.
7. Phil Carter asked about a shaded area on the drawing.
8. Josh Bagnato said it is a permanent development of about 4.5 to 5 acres. He said they will also construct a 25 foot wide access road to the convertor station. The area will be fenced in.
9. Greg Riveiro asked the elevation of the finished area.
10. Josh Bagnato said it is a flat area.
11. Phil Carter asked if the project is a Public Service Board project.
12. Josh Bagnato said yes, it is Section 248 and the proposal was submitted to them on 12/8/14.
13. John Boehrer noted that the DRB only has to decide on the subdivision.
14. Andy Raubvogel said yes. The project is not subject to DRB review, just the subdivision.
15. Josh Bagnato said that people could get more information on the project on the website, [www.necplink.com](http://www.necplink.com).
16. Phil Carter verified that there would be plenty of frontage on Nelson Road as this board will not approve creation of landlocked parcels.
17. Josh Bagnato said there is enough.
18. **MOTION by Linda Petty and seconded by John Boehrer to close this hearing. Motion passed unanimously.**

IV. **APPROVE MINUTES**

1. Phil Carter said the board will review the minutes from March 9<sup>th</sup>, April 13<sup>th</sup> and May 11<sup>th</sup>, 2015.
2. **March 9, 2015**

- a) **MOTION by John Boehrer and seconded by Julie Nicoll to approve the minutes from March 9, 2015 as presented. Motion passed unanimously.**
3. **April 13, 2015**
  - a) Julie Nicoll noted that on page 2, item 13 should read, “John Boehrer asked if they would have...”
  - b) Julie Nicoll noted that on page 4, item 19 should be deleted.
  - c) Julie Nicoll noted that on page 7, item 30 should read, “...that right now they are available on the website.
  - d) Julie Nicoll noted that on page 9, item 78 should read, “Larry Slason asked if the training facility...”
  - e) Julie Nicoll noted that on page 10, item 99 should have a comma after “David Grayck said, ...)
  - f) Julie Nicoll noted that on page 13, item 183 should read, “David Grayck said...”
  - g) Julie Nicoll noted that on page 15, item 219 should DBS should read DRB members.
  - h) Julie Nicoll noted that on page 19, item 321 should read, Larry Slason asked if...)
  - i) **MOTION by Julie Nicoll and seconded by Phil Carter to accept the minutes from April 13, 2015 as corrected. Motion passed unanimously.**
4. **May 11, 2015**
  - a) Phil Carter noted that on page 16, item 152 should read, “...He asked that it be admitted for evidence.”
  - b) Phil Carter noted that on page 18, item 195 should read, “...and it was still called...”
  - c) Phil Carter noted that on pages 18-19, item 203 should read, “...Hopefully it will eliminate the need...”
  - d) **MOTION by Julie Nicoll and seconded by John Boehrer to accept the minutes from May 11, 2015 as corrected. Motion passed unanimously.**

V. **OTHER BUSINESS**

- i. Next meeting July 13, 2015

VI. **ADJOURN**

1. **MOTION by John Boehrer and seconded by Linda Petty to adjourn this meeting. Motion passed unanimously.**
2. Meeting adjourned at 6:27 p.m.

Respectfully submitted,

Lisha Klaiber

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John Boehrer, Chairman

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Julie Nicoll

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John Boehrer

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Linda Petty

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Richard Harrison