

**DEVELOPMENT REVIEW BOARD
MINUTES**

April 8, 2019

MEMBERS PRESENT:

Phil Carter, Chairman	Julie Nicoll	Dana Wilson
John Boehrer	Linda Petty	

STAFF PRESENT:

Barbara Davis

OTHERS PRESENT:

Alan Couch	Bonnie Tucker	Eric Chattergee – Okemo Valley TV
Steve Mongeon	Joseph Tucker	Lisha Klaiber, Recorder
Randy Stocker		

I. CALL TO ORDER

1. Meeting opened at 6:00 p.m. by Chairman Phil Carter. Phil Carter advised that they will address the Cocco hearing first. It is a recessed hearing from the March meeting. See agenda item V for minutes.

II. OPEN THE PUBLIC HEARING FOR KATHLEEN HERSHMAN

1. Phil Carter advised that this is an application to consider an amendment to a Planned Residential Development Permit to allow for a mudroom addition. Property is located at 266 Trailside Extension, Trailside Iroquois Unit 33A, in the Mountain Recreation District.
2. Julie Nicoll advised that this is application 128-98-PRD, Amendment #62. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on March 20, 2019, advertised in THE VERMONT JOURNAL on March 20, 2019 and abutting property owners were notified on March 20, 2019.
3. Phil Carter administered the oath to all (Alan Couch) wishing to speak at this hearing.
4. Alan Couch advised that this is another of the mudroom enclosure projects. It will be the similar to one he did in the same building 5 years ago and like many others done over the past few years. He said there is a porch on the front of the unit, measuring about 8' x 12' and this will be used to extend the mudroom. There will not be any changes to the footprint of the unit. They will be making some interior changes.
5. Phil Carter asked if they have the permit from Fire Chief Kolenda.
6. Alan Couch said he spoke to the chief and the interior will be sheetrock and painted. If they do make other interior changes, fireproof materials will be used. They will comply with the chief's conditions. They still have to apply for the fire marshal's permit and will do a walk-through with him.
7. Phil Carter said that a permit from the fire marshal and any conditions he imposes will be a condition of this permit.
8. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

III. **OPEN THE PUBLIC HEARING FOR TAYLON ALTOP**

1. Phil Carter advised that this is an application to subdivide a lot into two separate lots. Property is located at North Hill Pent Road in the Town Residential District.
2. Julie Nicoll advised that this is application SUB19-004. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on March 20, 2019, advertised in THE VERMONT JOURNAL on March 20, 2019 and abutting property owners were notified on March 20, 2019.
3. Phil Carter administered the oath to Steve Mongeon.
4. Steve Mongeon advised that the applicants wish to subdivide a 13.4 acre parcel into two parcels with the front parcel being 4.7 acres and the remainder for the other lot. They plan to have 2 house-sites. The plans show potential house-sites. Test pits have been done and they have applied for wastewater permits from the state.
5. Phil Carter asked if at this time, they would be creating 2 unimproved lots and if, based on the drawings, Lot A would be 4.67 acres and Lot B would 8.77 acres.
6. Steve Mongeon said yes.
7. Phil Carter asked about the road.
8. Steve Mongeon said that Lot A would have frontage on North Hill Pent Road. Lot B would have a 50' ROW on the westerly property line.
9. Phil Carter asked if the 50' ROW to Lot B would be across Lot A and the only access to Lot B.
10. Steve Mongeon said that is correct.
11. Phil Carter asked if there are any historical or sensitive areas on this property.
12. Steve Mongeon said not that he is familiar with.
13. Julie Nicoll asked if the 50' ROW would only be for Lot B.
14. Steve Mongeon said yes.
15. John Boehrer said the drawing shows well shields on both lots.
16. Linda Petty asked if they are there now.
17. Steve Mongeon said not yet. The properties have the capacity for well shields on both lots within each lot.
18. Phil Carter asked Steve Mongeon if he is aware of any changes to the state law that would require well shields within a lot.
19. Steve Mongeon said he doesn't know the new rules, but it is a case by case situation now. He knows that this board does not want to encumber a neighbor's lot.
20. Phil Carter said that the letters from the Police, Fire and Ambulance departments have not conditions. The letter from the fire chief only deals with construction and that is not why we are here tonight.
21. **MOTION by Linda Petty and seconded by Dana Wilson to close this hearing. Motion passed unanimously.**

IV. **OPEN THE PUBLIC HEARING FOR RUSS & DOROTHY STOCKER LIFE ESTATE**

1. Phil Carter advised that this is an application to subdivide a lot into four separate lots. Property is located at Commonwealth Avenue in the Town Residential District.
2. Julie Nicoll advised that this is application SUB19-005. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on March 20, 2019, advertised in THE VERMONT JOURNAL on March 20, 2019 and abutting property owners were notified on March 20, 2019.
3. Phil Carter administered the oath to Steve Mongeon.

4. Steve Mongeon advised that the applicants want to do a subdivision and the property has gradual, slight contours. He gave the board corrected drawings. The outside perimeter is formed by Commonwealth Avenue and Preedom Hill Road. They will do a survey of the land on the west side of Commonwealth at a later date. The parcels to be created are:
 - a. ST1 – 3 acres with frontage on Commonwealth Avenue
 - b. ST2 – 4.7 acres. This is the only lot that will be developed. It will have 4.7 acres and frontage on Preedom Hill. The family is not planning to develop this lot at this time
 - c. ST3 – 15 acres and will be a wood lot. There are no plans to develop or build on this lot.
 - d. ST4 – 34 acres will remain vacant and not be developed.
5. Phil Carter noted the 50' ROW between lots 2 and 3.
6. Steve Mongeon said that is for snowmobilers.
7. Phil Carter asked if the 34 acre lot is created, will it have access from Preedom Hill and a ROW across Commonwealth. He confirmed, from the drawing, that ST2 and ST3 will have access off of Preedom Hill and ST1 will have access off of Commonwealth.
8. Steve Mongeon said yes.
9. Phil Carter asked if there are any historical or sensitive areas on the property.
10. Steve Mongeon said it was always farmland in the past, nothing else.
11. Linda Petty noted that part of Preedom Hill Road is not maintained and what if they want to make a road.
12. Steve Mongeon said they can't build without town knowledge and oversight.
13. Linda Petty asked if they want to use it as a driveway.
14. Steve Mongeon said the non-maintained portion is a town road.
15. Phil Carter said this application is to create 4 unimproved lots.
16. **MOTION by John Boehrer and seconded by Dana Wilson to close this hearing. Motion passed unanimously.**

V. **OPEN THE PUBLIC HEARING FOR JOHN AND KATE COCCO**

1. Phil Carter advised that this is an application to consider a Conditional Use Permit to turn an existing guest house into a 5-bedroom Inn. The project is located at 1090 Town Farm Road in the Town Residential District. It was recessed from the March 11, 2019 meeting to this meeting. The applicants have requested and extension until the May meeting as they are still working on the septic.
2. **MOTION by Julie Nicoll and seconded by Dana Wilson to recess this hearing until the May meeting. Motion passed unanimously.**

VI. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from January 14, 2019 and March 11, 2019.
2. January 14, 2019
 - a. Linda Petty said that under MEMBERS PRESENT, she was present by telephone
 - b. Linda Petty said that on page 3, item 3C1 should read "...regulations have not been changed..."
 - c. **MOTION by Julie Nicoll and seconded by Phil Carter to approve the minutes from January 14, 2019 as corrected. Motion passed unanimously**
3. March 11, 2019
 - a. John Boehrer said that under MEMBERS PRESENT, he was absent.

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- b. Phil Carter noted that on page 1, item 2C, the last sentence, “The court ...evidence.” should be deleted.
 - c. Phil Carter noted that on page 2, item 2G, comma after “now” should be removed and the “?” at the end of the sentence should be changed to a period.
 - d. Julie Nicoll noted that on page 2, item 2N should read 911 number not letter.
 - e. Phil Carter noted that on page 2, item 2T should read “how many people will stay there?”
 - f. Phil Carter noted that on page 3, item 2TT should read, “...Waste Water permit upgraded to 16.”
 - g. **MOTION by Julie Nicoll and seconded by Linda Petty to approve the minutes from January 14, 2019 as corrected. Motion passed unanimously**

VII. **OTHER BUSINESS**

- 1. Munch Appeal
 - a. Phil Carter advised there have been no updates on the appeal
- 2. Linda Petty
 - a. Phil Carter advised that Linda Petty will be leaving the board after the May meeting. She is moving to Virginia.
 - b. Julie Nicoll said the board should send a letter to thank Linda Petty for her service.
 - c. Phil Carter said the Select Board would do that.

VIII. **ADJOURN**

- 1. **MOTION by Phil Carter and seconded by Linda Petty to adjourn. Motion passed unanimously.**
- 2. Meeting adjourned at 6:34 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Dana Wilson