

DEVELOPMENT REVIEW BOARD

December 5, 2019 Minutes

Approved 12/19/19

Members

Brandon Carpenter
Kevin Cole
Kevin McKeon
Craig Weston

Public Officials

Annie McLean
Laurie Willey

Press

Public

Rose Lane
Weltha Townsend
Denise Doyon
Ron Howland
David Cross
Patricia Cross

Mr. Carpenter called the meeting to order at 6:00 PM and advised there were two warned items on the agenda.

Mr. Carpenter proceeded noting there were not any other agenda changes.

Mr. Carpenter also noted there were not any Public Comments for Non-Agenda Items.

A motion to approve the November 7, 2019 minutes was made by Craig Weston seconded by Kevin McKeon and the vote carried 4-0.

Mr. Carpenter gave a brief explanation of the process to the forum by explaining they would hear the presentation by the applicant, and questions would be asked by board members, as well as members of the public. Mr. Carpenter advised after all comments and questions were finished, the board would discuss the applications in deliberative session. Mr. Carpenter advised the applicants, the board had up to 45 days to complete their decision, at which time applicants would be notified by the Zoning Administrator of their findings and decision. Mr. Carpenter advised if the application was approved, there would be a 30-day appeal period which starts when written decision is received from the board. If the applicant proceeded with their project before the 30-days were up, they would do so at their own risk.

At this time Mr. Carpenter noted if any members of the public were seeking interested party status, a full explanation of the process was on the table at the back of the room.

At this time Mr. Carpenter explained the DRB was a seven-member board with only 4 members present. Applicants would need 4 affirmative votes to have their application pass. Applicants are given the opportunity to postpone to the next warned meeting with hopes more members would be present.

It is noted, both applicants confirmed they would proceed.

2019-066: Rose Lane is proposing to place a 14' x 64' mobile home on the property located at 52 Davis Lane. The application requires conditional use approval under section 4.4.3 of the Town Zoning Bylaws for a structure that does not meet the required minimum front setback in the Rural Residential District.

Ms. Lane was present and explained she plans to remove old trailer and replace it with a 14' x 56' mobile home. Ms. Lane explained she would like to place the new mobile home in the original position, giving her more room for septic.

ZA, Annie McLean noted all other homes in the area are set back 20-25 feet from the road also.

Hearing no questions from the board or public a motion to close the hearing was made by Kevin Cole, seconded by Craig Weston and the vote carried 4-0.

2019-067: David & Patricia Cross are proposing to subdivide a 19-acre lot with a single-family dwelling, located at 623 McGoff Hill Rd. into a 6.8-acre lot with the existing home and 12.1-acre lot. The application requires final plat approval for a minor subdivision in the Rural Residential District under section 7.7 of the Town Zoning Bylaws and site plan approval under section 9.1.

Ms. Cross presented to the board, in 2014 they did a sub-division, but the survey was never filed. Ms. Cross has submitted a current mylar and shared with the board where the sub-division was.

Ms. Cross noted the state permits were being corrected by Keith Johnson.

Ron Howland, adjoining property owner asked to be on record saying he is in favor of this sub-division and would like to see it go through as quickly as possible.

Hearing no further questions from the board or public a motion to close the hearing was made by Kevin McKeon, seconded by Craig Weston and the vote carried 4-0.

At this time the board moved on to other business.

Ms. McLean, noted at the next scheduled meeting Dec. 19, 2019 there would be time to discuss proposed zoning by-laws changes regarding sub-divisions.

Ms. McLean noted there would be no need for a meeting on January 2, 2020.

A motion to close the public hearing was made by Kevin Cole, seconded by Kevin McKeon and the vote carried 4-0.

The meeting adjourned at 6:30 PM.