

**TOWN OF WATERFORD  
DEVELOPMENT REVIEW BOARD (DRB)  
MEETING DATED JULY 21, 2014  
MINUTES**

**MEMBERS PRESENT:** Bernie Brochu, Kevin Gillander, Dot Borsodi,  
Charlie McMahon, Bob duMaire, Jack Newland

**MEMBERS ABSENT:** Jennifer d'Agostino

**NON-MEMBERS PARTICIPATING:** Bill Willis, Gary Allard, Chris Brimmer, Andrea  
Lott, Jennifer Hallett, and Secretary, Carol Priest

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Bernie brought the meeting to order at 7:00 P.M.

**1. June 16, 2014 Minutes**

Bernie called for a motion.

Dot moved to accept the minutes of the June 16, 2014, meeting.

Jack seconded the motion.

Bernie called for a vote and all present approved the motion.

**2. Amy Wajda Final Plat Boundary Line Adjustment Permit No. 14-11**

Bill Willis, on behalf of Amy Wajda, presented a **final plat** for a boundary line adjustment at 728 Lower Waterford Road. (Tax Map ID: Sheet 10, Block 3, Lots 400 and 563). 16.3 acres +/- will be added to the Darwin/Joanne Jurentkuff property. 33.75 acres +/- will remain with the Wajda lot. A new deed will be rewritten as one lot for the Jurentkuff property. No new lots are being created. The fee of \$255 was received by the town clerk and the adjoining landowners were notified in writing by the secretary.

Bernie called for a motion.

Jack moved to accept the **final plat** as presented, subject to state and local regulations (i.e., water, waste, septic, and driveway) and not subject to Waterford subdivision regulations.

Bob seconded the motion.

Bernie called for a vote and all present approved the motion.

### **3. Rob and Jennifer Hallett Variance Request**

Jennifer Hallett, presented an appeal of the administrative officer's denial for a deck they are proposing to build on the back of their home at 1130 Remick Road. The deck is approximately 24 x 28 feet and its location does not meet setback requirements. The applicant was given a copy of VSA 117 §4469 outlining the five criteria the board must follow when granting a variance. In addition, the newly appointed Administrative Officer Chris Brimmer agreed to meet with the applicant on July 28 to assist in creating a more detailed and accurate sketch of the proposed deck and the setbacks. The board agreed to warn this for public hearing on August 18, pending receipt of the information from the A.O. The secretary will notify the adjoining landowners via regular postal mail and the applicant via certified mail, as required.

### **4. Other Business Administrative Officer**

Chris Brimmer introduced himself to the board. He was hired by the Selectboard at their meeting on July 18. Chris resides in Ryegate and is the A. O. for the town of Fairlee. This was his first day on the job in Waterford. He apprised the board of the septic issue with the Jablonskis and Hazens on Blodgett Farm Road. He will be meeting with the Jablonskis next week to address the overbuilding of the permit obtained in 2012, for which they received a notice of violation from a previous A. O. In addition, he stated that coli form bacteria has been detected in the Hazen well and that he will pursue the upgrade required to the wastewater system on the Jablonskis' property to accommodate additional bedrooms permitted and constructed by them.

He stated that he wants to work with the Planning Commission and the DRB, acting as a liaison between the two boards. He spoke about reviewing the current zoning permit and language in the zoning bylaw with the PC; he noted a 'waiver' may be an appropriate tool in cases where an applicant cannot meet the five criteria required for obtaining a variance, for instance. He has sample language and other appropriate tools that can be utilized by both boards to make their jobs easier. At this time he works in Waterford on Mondays. He can be reached by cell phone at 535-7571.

There was no other business brought before the meeting.

Jack moved to adjourn the meeting.

Dot seconded the motion.

Bernie called for a vote and all present approved the motion.

The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary