

**TOWN OF WATERFORD  
DEVELOPMENT REVIEW BOARD  
May 21, 2018 MINUTES**

**MEMBERS PRESENT:** Mike Barrett; Dot Borsodi; Bernie Brochu; Andrea Dineen; Kevin Gillander; Jennifer D'Agostino (clerk/alternate)

**MEMBERS ABSENT:**

**NON-MEMBERS PARTICIPATING:** Gary Allard; Aaron Bergeron; Chris Brimmer; Bill Willis

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Mike called the meeting to order at 7:00pm.

**Modification to agenda:**

Review of application 18-SUB-03 was added to the agenda

**Approval of April 16, 2018 minutes:**

Kevin made a motion to approve the minutes of the April 16, 2018 meeting as recorded.

Dot seconded the motion.

There was no discussion.

Mike called the motion.

The minutes were approved unanimously.

**Zoning Administrator Update:**

Chris reported that there had been four permits since the last meeting including an enclosed deck, multiple additions to a structure permits and a room addition with a garage and wrap around porch. There is a potential permit for a camp. Both the shape of the lot and the setback may be an issue.

**Old Business:**

**New Business:**

*Review of application for subdivision on Waterford Hollow Lane.*

Bill Willis presented Gary Allard's plan to create two additional lots creating Lot 8 (6.345 acres) and Lot 9 (3.663 acres) around the cul de sac area of Waterford Hollow. There is an existing right of way between Lots 5 and 7. Andrea asked if this would be approved if the Unified By-Laws were passed. Chris responded that he believed so. Andrea moved to accept the plan as presented. Kevin seconded the motion. The motion passed unanimously.

*Discussion:* Bill Willis asked if the DRB still wanted three large copies of maps or if smaller maps would be acceptable for meetings and application review. Mike noted that the smaller format would meet the requirements of the Unified By-Laws.

*Decision:* The smaller maps are fine for application review.

*Review of application for subdivision on Daniel's Farm Road.*

Aaron Bergeron presented a plan to subdivide his mother's land into three lots of the following sizes: 27 acres; 28.7 acres and 20.7 acres. This is still a preliminary plan as right of way has yet to be agreed upon.

*Question:* Why is the property line between lots 2B and 2C diagonal?

*Answer:* Lot C has limited space to build and will likely be used as hunting land.

*Question:* What happens if anyone wants to build on Lot 2C?

*Answer:* Chris stated that any builder must meet setback regulations of 35 feet on all sides of the structure.

Mike noted that this application is just preliminary and that a map showing all property lines and final right of way on one page must be submitted for formal review. There was no need to make a motion to approve since the process is still in its preliminary stages. Aaron was told to return to pay fees and return to the next meeting for approval.

**Other Business/ Citizen's Concerns:**

The perceived role of the DRB under the proposed Unified By-laws was discussed. Andrea raised concerns of the amount of flexibility the DRB would have and noted it would be hard to regulate consistently without more firm direction in the by-laws.

Dot made a motion to adjourn.

Bernie seconded the motion.

Motion passed.

Mike adjourned the meeting at 7:51.