

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
SPECIAL MEETING DATED JUNE 1, 2015
MINUTES**

MEMBERS PRESENT: Andrea Dinneen, Kevin Gillander, Bernie Brochu,
Dot Borsodi, John Gillott

MEMBERS ABSENT: Jack Newland, Bob duMaire

NON-MEMBERS PARTICIPATING: Bill Willis, Barry Gilbert, Carolyn Cross, Phil and
Kathy Aucoin, Caleigh Cross, Gary Allard, and
Secretary Carol Priest

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

1. May 18, 2015 Minutes

Andrea called for a motion.
Kevin moved to accept the minutes of the May 18, 2015 meeting.
Bernie seconded the motion.
Andrea called for a vote and all present approved the motion.

2. Administrative Officer Report

There was no report as the A.O. was not present at the meeting.

3. Vivian Davis Final Plat 2-lot Subdivision Permit No. 15-SUB-02

Bill Willis, on behalf of Vivian Davis, presented a **final plat** for a 2-lot subdivision at 85 Davis Lane (Tax Map ID: Sheet 05, Block 02, Lot 378). The sketch plat was approved in January, 2015. The preliminary plat was approved at the May 18, 2015 meeting. The applicant intends to keep lot #1; lot #2 will be conveyed to the applicant's grandson.

Lot 1 = 7.6 acres +/-
Lot 2 = 45.6 acres +/-

Bill reported that the wastewater paperwork is being completed. Fees have been paid. The right-of-way on Davis Lane has been extended 150-feet, becoming a full 200-feet onto lot 2, as requested.

Andrea called for a motion.

Dot 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.

Bernie seconded the motion.

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

4. New Business / Other

Before reconvening the public hearing recessed at the May 18 meeting, Andrea opened the floor to anyone who may have had questions and/or comments on agenda items. Phil Aucoin asked if, during the deliberative session on the Vanderbilt subdivision, the board would address all the points made at the previous meeting. Andrea outlined the process by which decisions are made and findings are presented. Carolyn Cross asked how abutters would be informed of the findings. Andrea noted that they are informed in writing within the 45-day time period required by law, at which time an appeal can be filed. She reiterated that the board will review everything brought forth up to this point.

The board reviewed a driveway permit, #15-05, from Clayton and Kevin Bullock, at 1619 Lower Waterford Road, with the Road Foreman's recommendations of a culvert, brush-cutting, and pitch.

Andrea called for a motion.

Bernie moved to accept the driveway permit application, with the conditions specified by the Road Foreman.

Kevin seconded the motion.

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

The board also reviewed a driveway permit, #15-06, from Kevin Gillander, at 2177 Duck Pond Road. Kevin recused himself from the board proceedings as he is the applicant. The Road Foreman recommended a culvert, pitch, ditching, and possibly a warning sign near the curve.

Andrea called for a motion.

Dot moved to accept the driveway permit application, with the conditions specified by the Road Foreman.

Bernie seconded the motion.

Andrea called for a vote and all present, Bernie, Dot, and John, approved the motion.

The board also reviewed a driveway permit, #15-07, from Kristin Fessenden, at 4727 Duck Pond Road. The application listed Brian Taylor as the property owner, not the applicant. The board questioned the authority to approve the application of a non-owner as the applicant.

Andrea called for a motion.

Kevin moved to deny the permit because of the lack of the property owner's signature on the application.

Bernie seconded the motion.

Andrea called for a vote and all present approved the motion. This application will be returned to the Road Foreman to obtain additional information.

5. Deliberative Session

Andrea explained that she had invited Selectboard member Gary Allard to the meeting to explain that board's experience with utilizing the town attorney. He explained that utilizing the resources available to the board from the VLCT generally is the first step in the process. He noted that appeals end up in the Environmental Court as the final step in the process.

John moved to enter into deliberative session to reconvene the public hearing on the Vanderbilt subdivision application (15-SUB-01).

Kevin seconded the motion.

Andrea called for a vote and all present approved the motion to enter deliberative session to reconvene the public hearing at 8:00. Present: A. Dinneen, J. Gillott, D. Borsodi, K. Gillander, B. Brochu, and Secretary, Carol Priest.

Kevin moved to end the deliberative session at 9:30.

Dot seconded the motion.

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

Kevin moved to recess the public hearing on the Vanderbilt subdivision until June 15, 2015, at 7:00 P.M.

John seconded the motion.

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

Andrea will seek advice and information from the VLCT and prepare a draft findings document for the board members to review at the meeting on June 15, 2015.

Andrea asked for a motion to adjourn the meeting.

Bernie moved to adjourn the meeting.

Dot seconded the motion.

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

The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary