

**TOWN OF WATERFORD  
DEVELOPMENT REVIEW BOARD  
AUGUST 20<sup>TH</sup> , 2018 MINUTES**

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

**MEMBERS ABSENT:** Bernie Brochu; Kevin Gillander

**NON-MEMBERS PARTICIPATING:** Chris Brimmer, Zoning Administrator; Lisa Hale; Tim Hale; Erin Quatrini- Hill; Bill Willis

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

Andi made a motion to approve the July 16 minutes. Dot seconded. Minutes were approved.

No modifications to the agenda.

**Zoning Administrator's Update**

- Chris has issued a permit for an above ground pool on Lower Waterford Road.
- A junk complaint has been made the residence located at 2394 Duck Pond Road. Chris is looking into a possible zoning violation for untagged vehicles on Duck Pond Road. He will establish contact with law enforcement. If there are no issues, he will be able to fine \$100 per day until cars are removed.

**Application for Site Plan Review- Timothy and Lisa Hale**

Lisa is currently registered for 6 full time and 4 part time kids at her day care. She would like to increase to up to 12 children and is licensed to be a pre-school.

- Water supply permit was approved
- Hours of operation: 7:00am- 5:00pm
- The majority of residents in development have given their approval (no dissent). New owners of Carr's house are aware.
- No additions to current structure
- There is a possibility for extra traffic

Andi made a motion to approve without any conditional use. Dot seconded the motion. Motion passed.

**Subdivision review- Bill Willis**

Land-owners on Old County Rd South are subdividing one lot into a three lot subdivisions of the following sizes:

- Lot 1: 5.77 acres
- Lot 2: 5.54 acres

- Lot 3: 10.96

*The following discussion was had:*

- Should the Unified By-Laws be approved before construction on the lots began, the lots would be considered “pre-existing lots” not “pre-existing building lots.”
- Post approval on 8/20/18 by the DRB, the lot owners should understand “Buyer Beware regarding up-coming Bylaw changes.”
- Each lot would need a waste water permit prior to any construction

Dot motioned to approve the subdivision as presented. Andi seconded the motion. Motion was approved.

### **Old Business**

Discussion of changes to Unified Bylaws

*The following discussion was had:*

- Andi’s spreadsheet indicates there are multiple questions and gray areas regarding the current version of the Unified Bylaws
- There is an important need for clarity as the DRB needs to fully understand how to interpret the Bylaws in order to full fill their responsibilities
- The Unified Bylaws need to be intuitive to both the DRB and the landowners. In their current state they are not. They need a level of expertise which most who will deal with them do not have. The Bylaws would require the town to hire an expert
- Anyone using the Bylaws should be able to go through the regulations without using the definitions at the end of the document
- *Question:* Why is this so complex now?
- *Answer:* The state wants to preserve large tracts of forest and wildlife corridors
- All members of the DRB agree with the goals of the document but question the following issues:
  - Do these Bylaws advance the goals?
  - Is there enough clarity to enforce the regulations?
  - Who, ultimately will enforce the regulations?

Andi made a motion to adjourn the meeting. Dot seconded. Meeting was adjourned at 7:58.