

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
MEETING DATED JANUARY 20, 2014
MINUTES**

MEMBERS PRESENT:	Bernie Brochu, Ed Allen, Charlie McMahon, Jack Newland, and Kevin Gillander
MEMBERS ABSENT:	Dot Borsodi, George Bullock, Paul Van Der Eems
NON-MEMBERS PARTICIPATING:	Bill Willis, Gib Trenholme, Tim Bradstreet, Jim Manley, and Secretary, Carol Priest

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

1. December 16, 2013 Minutes

Bernie called for a motion.

Kevin moved to accept the minutes of the December 16, 2013, meeting.

Jack seconded the motion.

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

2. Vivian Davis Final Plat Lot Line Adjustment / Minor Subdivision Permit No. 13-23

Bill Willis, on behalf of Vivian Davis, presented a **final plat** for a lot line adjustment / minor subdivision on Daniels' Farm Road / Davis Lane. (Tax Map ID: Sheet 5, Block 2, Lot 378) This will create no new lots; 9.5 acres will be conveyed to Dwayne and Gail Keach. The \$340 fee has been received. Adjoining landowners were notified by the secretary via postal mail.

Bernie called for a motion.

Jack moved to accept the **final plat** as presented, providing the revised map be presented with the Keach lot as one unit with a mylar of that filed, the new lot mylar being filed, subject to state and local regulation (i.e., water, waste, septic, and driveway) and not subject to Waterford subdivision regulations.

Kevin seconded the motion.

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

3. White Mountain Trust Preliminary Plat 2-Lot Subdivision

Bill Willis, on behalf of White Mountain Trust, (Keith Powers, Trustee 762 Shadow Lake Road), presented a **preliminary plat** for a 2-lot subdivision on Old County Road South,

(Tax Map ID: Sheet 11, Block 8, Lot 749). There exists 201 feet of road frontage on Old County Road. Adequate provision for a driveway was determined at the previous meeting. The fee of \$340 has been paid.

Lot 1 - 2.1 acres +/-

Lot 2 - 58 acres +/-

There was discussion regarding the location of the rear lot line. A.O. Gib Trenholme, speaking as a citizen, expressed concerns about parceling out lots that look that way, although the subdivision does meet the letter of the law. He suggested reviewing the subdivision regulations, which was done. Several members agreed, noting that although the requirements for approval had been met, moving the back line 750 feet +/- toward the O.C. Road would be preferred, while maintaining the proposed acreage numbers for the lots. Mr. Willis revised the **preliminary plat**, showing an approximate location of the rear lot line to accommodate that change.

Bernie called for a motion.

Kevin moved to accept the **preliminary plat** as revised, moving the rear lot line 750 feet +/- toward Old County Road, subject to state and local regulations (i.e., water, waste, septic, and driveway) and not subject to Waterford subdivision regulations.

Jack seconded the motion.

Bernie called for a vote and all present approved the motion. Mr. Willis will notify the secretary as soon as possible to allow for this to be warned for public hearing on February 17th. Board chairman Bernie Brochu will compose a letter to Mr. Powers, the Trustee, explaining the decision, and will instruct the secretary to include with it a copy of the minutes of the meeting.

4. Pike Industries Commercial Building Permit Permit Number 14-01

Jim Manley, representing Pike Industries, 2884 Duck Pond Road, was present at the request of A. O. Gib Trenholme. Pike Industries is seeking to replace an existing structure, a crushing building, to update and modernize it. Mr. Trenholme stated that because it is a commercial permit, it required approval from the DRB before he could issue the permit. Mr. Manley stated that building is the same dimension as the current one, 24-ft. by 44-ft., but that it would be two stories, approximately 28 feet in height. He stated that it will be located basically in the same spot, that no water or septic will service the building, and there will be no signage. This does not constitute a change of use for the structure.

Bernie called for a motion.

Jack moved to approve the commercial permit issued by A.O., subject to state and local regulations (i.e., water, waste, and septic).

Kevin seconded the motion.

Bernie called for a vote and all present approved the motion. The secretary will warn this as commercial building permit/site plan approval for public hearing on February 17, 2014, and notify the applicant via certified mail, as required. She will notify adjoining landowners via regular postal mail, as required.

5. Administrative Officer Business

Gib expressed his concerns that lots being subdivided may not be following the town plan. He noted that an agent acting on behalf of an applicant should be authorized to speak for the applicant, perhaps filing an affidavit to that effect, or that the applicant be present at the hearing to facilitate the process.

He spoke to the Donovan/ Environmental Court's final judgment discussed at the previous meeting. A spokesperson for the VLCT thought that the zoning bylaw in effect at the time the conditional use permit was issued by the DRB would prevail in the attempt to categorize the 'auto repair' being done. He stated that the Selectboard agreed that consulting with the town's attorney for an opinion might be in order.

Bernie called for a motion.

Kevin moved to have Bernie meet with Mr. Trenholme and the town's attorney to determine the status of the Donovan permit recharacterization.

Jack seconded the motion.

Bernie called for a vote and all present approved the motion. Mr. Trenholme agreed to arrange the details of that meeting.

Gib also reported that he spoke to the VLCT representative about the training that would be available to the board. Their representative had some ideas about possible topics. It was agreed that waiting until after Town Meeting would allow any new members to attend. Any evening after April 8th seemed to be a good time for this training. He will contact the VLCT to arrange this.

He asked the board about the decision last year in the Tony Dwyer case, specifically if a violation being addressed by the construction of a tire wall applied to more than one mobile home on the site. He explained that there is a similar embankment issue with a second mobile home on the property. He handed out a copy of the packet of materials, including driveway requirements that he created. This will be available at the town office for applicants seeking permits at a DRB meeting, in the event he is not present at the meeting.

6. Other Business

The secretary distributed a flyer outlining the calendar of events from the VLCT, training seminars and workshops that are available for board members to attend.

Jack moved to adjourn the meeting.

Kevin seconded the motion.

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

The meeting adjourned at 9:10 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary