

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
MEETING DATED JANUARY 19, 2015
MINUTES**

MEMBERS PRESENT: Bernie Brochu, Kevin Gillander, Dot Borsodi, Bob duMaire, Andrea Dinneen

MEMBERS ABSENT: Jack Newland

NON-MEMBERS PARTICIPATING: Barry Gilbert, Bill Willis, Chris Brimmer, and Secretary, Carol Priest

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

1. December 15, 2014 Minutes

Bernie called for a motion.

Kevin moved to accept the minutes of the December 15, 2014, meeting.

Bob seconded the motion.

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

2. Administrative Officer Business

Chris reported on the number of zoning permits he has issued since assuming office, as part of the annual report to appear in the Waterford Town Report for 2014. He apprised the board of an enforcement action served to East Village Road property owner Alfred Lucier for an ongoing junk ordinance violation. Mr. Lucier has been given a 'judicial bureau ticket,' advising him of the 60-day notice to clean the yard, after which time a daily fine would be imposed. There exists a compliance issue with the tenant of that property regarding the animal control ordinance as well.

3. New Business/Citizens' Concerns

Bill Willis presented copies of minutes from Planning Commission meetings dated 10/17/12, 1/2/13, and 1/16/13, as well as a copy of the Selectmen's meeting dated 11/12/12, and a response letter from the PC to the Selectmen dated 1/17/13, where the language of major vs. minor subdivision was discussed in an attempt to clarify and/or define those terms. Members will be given copies to peruse before the next meeting in February.

Bill then presented a revised **sketch plan** on behalf of Cheryl Vanderbilt and Barry Gilbert, for a 4-lot subdivision (4 lots being created out of two). This is a revision of the application withdrawn on December 15, 2014. This sketch plan presents a change in the right-of-way from the previous plan. Acreages are the same. There will be no new driveway cut created.

Lot #1 3.44 acres +/-
Lot #2 2.65 acres +/-
Lot #3 2.31 acres +/-
Lot #4 9.79 acres +/-

The administrative officer advised the board to follow the traditionally established procedure if it voted to issue the permit. He noted that the anticipated appeals could be handled through the environmental court, although it often takes many months to accomplish. He also advised that the board obtain a notice of requirements and deferral letter from the ANR before approving any final application in this matter.

Bernie called for a motion.

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

Dot seconded the motion.

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

4. **Vivian Davis 2-Lot Subdivision Sketch Plan**

Bill Willis, on behalf of Vivian Davis, presented a **sketch plan** for a 2-lot subdivision at 85 Davis Lane. (Tax Map ID: Sheet 05, Block 02, Lot 378).

Lot #1 7.6 acres +/-
Lot #2 45.4 acres +/-

Members noted a right-of-way being absent from the sketch plan. Bill W. requested a waiver of the contour lines requirements, as well as other requirements for a subdivision.

Bernie called for a motion.

Kevin moved to accept the **sketch plan** as presented, with the right-of-way to be clearly noted on the preliminary plat, subject to state and local regulations (i.e., water, waste, septic, and driveway) and not subject to Waterford subdivision regulations.

Andrea seconded the motion.

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

5. Old Business

Members agreed to discuss the “Development Review Board Procedural Rules and Conflict of Interest Policy” document at the first regular (organizational) meeting after town meeting.

6. Other Business

The board reviewed a driveway permit application received from Paul Cranmer and Tom Frackleton for property listed as 398 Daniel’s Farm Road / 71 Daniel’s Farm Road. The board granted conditional approval, subject to the applicant obtaining an accurate 911 address for the driveway location.

Bob moved to adjourn the meeting.

Andrea seconded the motion.

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

The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary