

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
MEETING DATED NOVEMBER 17, 2014
MINUTES**

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

MEMBERS ABSENT: Jack Newland, Andrea Lott

NON-MEMBERS PARTICIPATING: Ella Kelsey, Barry Gilbert, Bill Willis, Chris Brimmer, James Cross, Carolyn Cross, and Secretary, Carol Priest

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

1. October 20, 2014 Minutes

Bernie called for a motion.

Bob moved to accept the minutes of the October 20, 2014, meeting.

Kevin seconded the motion.

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

2. Administrative Officer Business

Chris reported that he is working on a new permit numbering system, to start in January, 2015. This will denote permits by type as well as date. He is continuing to monitor areas of concern discussed at last month's meeting.

3. New Business/Citizens' Concerns

There were no issues presented at this time.

4. Ella Kelsey 2-Lot Subdivision Final Plat Permit No. 14-20

Ella Kelsey presented a **final plat** for a 2-lot subdivision at 84 Simpson Brook Road (Tax Map ID: Sheet 5, Block 4, Lot 574). Abutters have been notified and all fees have been paid. There were no revisions from the preliminary plat.

Lot #1 3.97 acres +/-
Lot #2 23.61 acres +/-

Bernie 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.

Kevin seconded the motion.

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

5. Cheryl Vanderbilt 4-Lot Subdivision Final Plat Permit No. 14-22

The Zoning Administrator noted that an error had occurred in the permit numbering system and requested a renumbering of the Vanderbilt application to **14-24**.

Bernie called for a motion.

Kevin moved to revise the Vanderbilt permit number from 14-22 to **14-24**.

Bob seconded the motion.

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

Bill Willis, on behalf of Cheryl Vanderbilt, presented a **final plat** for a 4-lot subdivision at 1201 Shadow Lake Road (Tax Map ID: Sheet 11, Block 3, Lot 572).

Lot #1 3.44 acres +/-
Lot #2 2.65 acres +/-
Lot #3 2.31 acres +/- w/40' r.o.w.
Lot #4 9.79 acres +/- w/40' r.o.w.

The fee of \$540 has been received. Adjoining landowners have been notified. Two abutters, James and Carolyn Cross, were present in person to participate in the hearing; two abutters, Phil and Katherine Aucoin, were present electronically (via computer) to participate in the hearing. Board members had received copies of letters of opposition prior to the hearing from the Crosses and the Aucoins. Mr. Cross presented a computer presentation stating the basis for their joint opposition to the subdivision, as well as the basis for their own opposition to the subdivision. Specifically, these include: the subdivision is not in keeping with the rural countryside; irregularities and missing information in the preliminary plat contradict current bylaw and subdivision regulations; implementation of the 40-foot right of way; injurious and harmful impact to the Crosses, whose property immediately abuts proposed lot #1. The board is in receipt of a 64-page paper copy of the video presentation, to be entered into the record. In addition, the Crosses presented a letter signed on November 15, 2014, received from Angie Holmes, Realtor, Lang McLaughry Real Estate, regarding the negative impact on property values for the Crosses.

The Crosses are concerned with several issues, including the construction of a private street in the right-of-way, close proximity to their property line, drainage, snow removal, increased traffic, impact on their water supply, the usage of future subdivisions to the property, and adherence to the minor subdivision regulations for the town.

Mr. Cross stated his concern about the enforcement of regulations for major and minor subdivisions. Zoning Administrator Chris Brimmer noted a regulatory differentiation between the two, and he agreed to contact the VLCT to get a legal ruling on this. Bill Willis noted that the applicant may be willing to move the right of way that is close to the Cross's property line. Mr. Cross restated his opposition to the subdivision for reasons presented.

Bernie called for a motion.

Dot moved to table the discussion and recess the hearing until December 15, to review the data presented.

Bob seconded the motion.

Bernie called for a vote and all present approved the motion. Bernie will check with the Planning Commission at their next meeting for clarification on the major/minor subdivision language. The secretary will send a memo of recess to the applicant and to the adjoining landowners who participated in the hearing.

6. Keith Powers 2-Lot Subdivision Preliminary Plat Permit Number 14-24

Chris requested a numbering change to the Powers permit from 14-24 to **14-25**, citing a duplication in permit numbers.

Bernie called for a motion.

Kevin moved to renumber the Powers application from 14-24 to **14-25**.

Dot seconded the motion.

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

Bill Willis, on behalf of Keith Powers, Trustee, White Mountain Trust, presented a **preliminary plat** for a 2-lot subdivision at Shadow Lake Road and Old County Road. (Tax Map ID: Sheet 11, Block 5, Lot 749). The board approved the sketch plan at the September meeting. No fee had been received as of the October meeting; therefore, no action was taken in October. The fee has now been paid.

Lot #1 2.16 acres +/-

Lot #2 4.39 acres +/-

Bernie called for a motion.

Kevin moved to accept the **preliminary plat** 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. This will be warned for public hearing on December 15, 2014. The secretary will notify the applicant via certified mail, as required, and she will notify the adjoining landowners via postal mail, as required.

7. Old Business

Members agreed to discuss the “Development Review Board Procedural Rules and Conflict of Interest Policy” document sent electronically to them after the September meeting when a full board membership is present.

8. Other Business

There was no other business brought before the board.

Bob moved to adjourn the meeting.

Dot seconded the motion.

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

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary