

**TOWN OF WATERFORD  
DEVELOPMENT REVIEW BOARD (DRB)  
MEETING DATED JUNE 16, 2014  
MINUTES**

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

**MEMBERS ABSENT:** Jack Newland, Jennifer d'Agostino

**NON-MEMBERS PARTICIPATING:** Bill Willis, Bruce and Deb Hazen, and Secretary,  
Carol Priest

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

**1. May 19, 2014 Minutes**

Bernie called for a motion.

Bob moved to accept the minutes of the May 19, 2014, meeting.

Dot seconded the motion.

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

**2. Amy Wajda Preliminary Plat Boundary Line Adjustment**

Bill Willis, on behalf of Amy Wajda, presented a **preliminary plat** for a boundary line adjustment at 3816 Lower Waterford Road. (Tax Map ID: Sheet 10, Block 3, Lots 400 and 563). 16.3 acres +/- will be added to the Darwin/Joanne Jurentkuff property. 33.75 acres +/- will remain with the Wajda lot. A new deed will be rewritten as one lot. No new lots are being created. A permit has been applied for but no fees have been paid. It was determined at the prior meeting that the fee will be \$340.

Bernie called for a motion.

Dot 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.

Charlie seconded the motion.

Bernie called for a vote and all present approved the motion. This will be warned for public hearing on July 21, 2014. The secretary will notify the applicant via certified mail, as required, and she will notify the adjoining landowners via postal mail, as required.

### **3. Bruce and Deb Hazen Citizen Concerns**

Bruce and Deb Hazen are seeking information from the board regarding a neighbor's additions being built. At issue is the distance between the neighbor's septic/leach field and the Hazen spring water supply. That distance is 125 feet. The neighbor has in recent years added two bedrooms to the home to accommodate additional residents and is currently adding two more bedrooms, possibly a bathroom, to accommodate additional family members. Mr. Hazen stated that he spoke with the Water Resources person in St. Johnsbury who has not received notification of the addition being constructed and the impact on water/septic. He told the Hazens that a 500 foot distance was required, as that property is uphill from the Hazen property. The Hazen property was built in 1974; the neighboring house was built in 1978. The board members agreed that the Administrative Officer should be made aware of the problem. Bernie agreed to contact her. Mr. Hazen asked the DRB to research the permits applied for and the board Chairman agreed to do that as well. He was advised to attend the Planning Commission meeting as well on June 18 to make them aware of the situation.

### **4. Other Business**

Charlie stated that he attended the Planning Commission meeting in May to bring forward questions and concerns he had regarding issues such as setbacks, slopes, and boundary line adjustments that often come before the DRB and need clarification. The board's chairman agreed to pursue the issue of property in two towns with the NVDA representative. The secretary passed along to the members two questions from Selectboard Chairman Gary Allard regarding the Dwyer and Newland decisions made at the May meeting. One questions the DRB's authority to rescind a fee imposed on an applicant filing an appeal; the other deals with notification to the Administrative Officer within a 15-day time limit. Bob will attempt to address the Selectboard's concerns at the PC meeting on Wednesday. Bernie agreed to contact Gary to address these questions as well.

Dot moved to adjourn the meeting.

Bob seconded the motion.

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

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Approved by:

Carol Priest, Secretary