

DEVELOPMENT REVIEW BOARD
108 Shed Road
Berlin, Vermont

UNAPPROVED MINUTES

Meeting of December 17, 2019

1. The meeting was called to order at 7:00pm

Members present: Karla NuiSSL (Vice Chair), John Friedrich, Josh Fitzhugh, Polly McMurtry (alternate) and Ture Nelson (alternate)

Staff present: Tom Badowski, Zoning Administrator and Kristi Flynn, Recording Secretary

Others present: Evan Hinchcliffe (ORCA), David Perrin, Krysta Zabriski, Ben Zabriski, Ellen Moody . Meeting is being recorded by ORCA.

Applicants were sworn in at 7:01pm.

2. New Business

- A. **19-066 – Application by The Estate of Henry Perrin** for a Preliminary and Final Plan Review of a Minor Two Lot Residential Subdivision. The property is located along Scott Hill and Comstock Roads, Tax Map ID: R02-075.000; PID SA5-004. The Property is in the Rural 40 (R40) and Residential (RES) Districts.

No one is requesting party status. The family is hoping to get the estate through probate. Mr. Perrin, brother of Henry Perrin, has no interest in the land, but is trying to move the process along. The property was received in a land swap in 1896. Since then, two things have happened: airport was built in 1940 and the family received an additional parcel of land, and when the interstate was built, a small corner of the property was taken. In 1955, the parcel on Comstock Road was purchased. There has never been a useful connection between the two parcels, though they touch for a small bit.

In the process of the title search, some inaccuracies were discovered on the plat. Those inaccuracies are being worked on with the surveyor. The lawyer feels that there is no need for a subdivision because there are two separate deeds. The applicants are requesting a recess of this hearing while the survey is being corrected. If there is no need for a subdivision, the applicants will withdraw the application for a subdivision.

The DRB discussed recessing to a date certain. The next meeting would be January 7, 2020. The ZA clarified that a new plat will be recorded after being corrected. He will

check with the Town Clerk to see if the incorrect plat can be un-recorded in the town records. Mr. Perrin expects the new survey to be completed within the next week.

Motion was made by Mr. Friedrich to recess the hearing until January 7, 2020, seconded by Ms. McMurtry; motion passed unanimously

3. Review and approval of the Minutes

The Chair called for the approval of the Minutes of the November 5, 2019 meeting.

Motion was made by Ms. McMurtry, seconded by Mr. Fitzhugh, to approve the minutes as amended; motion passed 4-0-1 (Mr. Nelson abstained)

Amendments: Minor typos

4. Motion was made to adjourn by Ms. McMurtry, seconded by Mr. Friedrich; meeting was adjourned at 7:20pm.

Respectfully submitted by Kristi Flynn, Recording Secretary