

DEVELOPMENT REVIEW BOARD
108 Shed Road
Berlin, Vermont

UNAPPROVED MINUTES
Meeting of September 17, 2019

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

Members present: Robert J. Wernecke, Chair, Karla Nuissl, John Friedrich, Polly McMurtry

Staff present: Thomas J. Badowski, Zoning Administrator, Kristi Flynn, Recording Secretary

Others present: Ronald Leslie, Diana Leslie, Gunner McCain, Susan Bettmann, Elizabeth Fitzhugh, Josh Fitzhugh, David Huber. Meeting is being recorded by ORCA.

Applicants for all hearings were sworn in at 7:01pm.

2. New Business

A. 19-048 – Application by John and Elizabeth Fitzhugh for a Final Plan Review of a Minor Two Lot Residential Subdivision. The property is located at 1398 West Hill Road, Tax Map ID: R11-077.C00; PID 52-015. The Property is in the Rural 40 (R40) District.

The applicants have owned 400 acres for about 15 years. They would like to subdivide off a 100-acre parcel with initially a two-car garage with an attached accessory dwelling and eventually a house. The rest of the property will be kept open for agriculture. The subdivision meets setback requirements. There are no requests for party status.

Chapter 350 – Subdivision Standards

Section 3502 – Capacity of Community Facilities – the proposal is for one additional house and driveway accessed from McCarty Road; the Fire Chief noted that the driveway needs to be wide enough to allow for emergency vehicle turnaround. The engineer noted that a well drilling rig was able to make the turn with no issues. The driveway is along a current farm access and the culverts have been upgraded.

Section 3503 – Suitability of the land – the house will be sited on the land that is the least desirable for farming, on a relatively flat part of the property.

Section 3504 – Design and Configuration of Parcel Boundaries – the building envelope is noted, most of the land will kept open for agriculture; there are some small wooded areas. Access to Lot 1 will be off West Hill Road.

Section 3504.B – Lot Dimensions – meets district standards

Section 3504.C – Building Envelopes – see above; no proposed development on Lot

Section 3505 – Design and Layout of Necessary Improvements – not applicable to this project

Section 3505.C – Water & Wastewater Facilities – permit has been approved and received; board needs a copy of this permit

Section 3506 – Character of the Area – project fits in with the character of the neighborhood, mostly rural residential development on larger parcels of land

Section 3507 – Soil Preservation – development site is smaller in order to minimize the disruption of soil on the property

Section 3508 – Conformance with the Regulations – projects conforms with all regulations in effect

Section 4407 – Final Plan Review

The applicant has received curb cut access approval from the Selectboard.

Motion was made by Mr. Friedrich to close the hearing, 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 August 20, 2019 meeting.

Motion was made by Mr. Wernecke, seconded by Mr. Friedrich, to approve the minutes as amended; motion passed unanimously.

Amendments: #19-044: remove 21" culvert under new access; clarify stormwater management; minor typos

Motion was made to go into deliberative session by Mr. Friedrich, seconded by Ms. Nuissl; motion passed unanimously

DRB entered deliberative session at 7:32pm; board exited at 8:00pm.

4. **Motion was made to adjourn by Mr. Friedrich, seconded by Ms. McMurtry; meeting was adjourned at 8:01pm.**

Respectfully submitted by Kristi Flynn, Recording Secretary