

OFFICIAL MINUTES APPROVED BY DRB 3.16.10

Date 10.20.09

Minutes of the DRB Meeting

Members Present: Lew Sorenson, Cindy Wilcox, Reg Rockefeller, Herb Rest, Pat Jaquith; and Alternates Rick Sullivan, and John Warren

Also present: Charlotte Neer Annis, Zoning Administrator.

Meeting called to order at 6:10 p.m. by Lew Sorenson, Chair. Minutes of 6.23.09 were corrected to read that the minutes on the Nature Conservancy hearing were taken by Lew Sorenson. Approved. Minutes of 8.18.09 were accepted as written.

Lew shared communications about upcoming trainings that were available. Those able to attend will contact the Town Office and/or Charlotte, who will attend.

Review of permits with conditions that were in the five year review were discussed. Lew met with Charlotte recently to go over the permits so she could check on the execution of conditions.

A site visit to the Houghton property was conducted at 5:30 p.m., attended by all members, alternates and the Zoning Administrator.

Cindy Wilcox opened the public hearing at 7:00 to hear the appeal of Application # LD337 by George Houghton for a subdivision requiring variances because side yard setbacks are not met. This parcel is at the intersection of Rt.5 with Houghton Road, which is in a Rural Commercial district. Participating members: Pat Jaquith; Cindy Wilcox; Reg Rockefeller; Herb Rest; Lew Sorenson, present but non-participating. Rick Sullivan, Alternate, is seated as voting member. John Warren, alternate, non-voting.

Also present: Emilia Houghton, George Houghton, Charlotte Neer Annis, Ruth Barton, Merrill Barton, Carlton Garland, Nelson Jillson, Ken Carpenter, Andrew McFarland, and Lee Chamberlain.

Cindy issued the oath to those who might participate.

George Houghton presented his proposal: the 87-acre Houghton parcel is to be sub-divided to provide a 2+ acre parcel encompassing the house and a chicken house, to be deeded to Ruth Houghton Barton. The sugar house, built in 1962, is George's hobby; it is 20' from the proposed side yard boundary. The chicken coop is sited 16' from that side-yard boundary. He stated that the leach field is partially under the chicken coop.

Neighbors Nelson Jillson and Kenneth Carpenter testified as to their approval.

George Houghton addressed the 5 items of Section 728.

He addressed a question regarding what would happen with the sugar house and sugaring operation in the event that the house lot were sold. He responded that there is an access from Route 5 if necessary.

Hearing closed at 7:26. Deliberation will follow. The written decision will issue and control.

Lew Sorenson opened the continuation of the review of the Gravel Pit on Clark Road. Lee Chamberlain responded to the concerns that were raised at the 8.18.09 review.

Question: What happened to the stumps?

A: The stumps in question, along with some dirt, were moved from the Jillson property to the Town Garage site when they were cleaning up the Jillson field.

K.Carpenter remarked on the fact that it was written into the original contract that the stumps removed from the site would be buried between the site and Rt.#91.

Maint. of road on Wheeler Road:

A: Potholes that were in question were filled. It has been graded since that time. “We don’t treat that road any differently than any other road.” Smaller roads in town get graded 2x per year. He feels that road is holding up well, considering its use. Mr. Jillson reported satisfaction with the condition of the road as repaired. He requested that the road continue to be kept in repair.

Stone Culvert on Clark Road:

A: Lee looked at it – there is an issue in there: the inlet is smaller than the outlet. When he met with Nelson Jillson, it was acknowledged that it may need to be replaced if the condition of the culvert deteriorates. Right now it’s working; they are monitoring it. There is 4 – 5 feet of cover over it now; adding more would not be beneficial.

Nelson Jillson said he would like to have it in writing that when/if the culvert fails, some type of culvert will be provided to maintain the road and its runoff.

Question: Culverts on Clark Road?

A: The Town replaced two culverts and repaired the road.

There was some dispute over what portion, if any, of the Clark Road was a Class 4 road or thrown up.

Resolution: The Selectboard will review the State map and their records regarding this issue.

Port-a-Pottie: Letter from Stevens covered getting that approved by the State environmental board.

No other issues appear to be pending. Lee mentioned wanting to take Ken Carpenter down to the site to review the project. Ken said he is available.

Follow-up: Charlotte will draft a form for use when doing a conditional use permit review. That form can provide a way for today’s review to be documented, along with plans for maintenance.

Nelson Jillson and other expressed appreciation for the review process: it has provided a public forum for discussion and resolution of concerns in a timely fashion.

The review continuance concluded at 8:14 p.m.

Respectfully Submitted,

Patricia Jaquith
Clerk

