

DRB Meeting 2-16-21 (via zoom)

**Attending site visit and meeting:** Alan McBean, Josh Pacheco, Cami Elliott, Patty WaliorNaomi Ullian, Bob and Muriel Taylor

**Attending Meeting only:** David Ullian, Michael and Karen Ullian, Joe Debernardo, Mike Barret, Katie and Shaun Lahey, Roger Turner, Linda Rood and ZA Roger Jasaitis

Meeting called to order at 7:03 by chair Alan McBean. November minutes accepted with updates. Roger informed us that there is an application for March. Meeting will be the 16<sup>th</sup>. Alan will continue on the board for now and Patty will stay on an additional 4 months in hopes that vacancies can be filled.

Alan read warning and swore in all interested parties.

Hearing for application LD #392, waiver for variable lot size began at 7:11. Joe Dibernardo reported for Naomi that they are looking for approval for a 2 lot subdivision with one lot being 3.16 acres rather than the required 5. The 3.16 lot has a house and garage on it already. Naomie would like to reduce the lot size to be able to keep as much land as possible for her farming and to support existing wildlife habitats. Muriel Taylor asked to be included when the land is surveyed, Joe will get in touch when this happens. Naomi was asked about increased traffic, she doesn't believe so. She may have a one time a month CSA pick up. There are no wetlands on property. Muriel stated that as a neighbor she supports the plan. There is a permitted carport on property now and a house will be forthcoming. Hearing closed at 7:28.

Hearing for LD #391, waiver for setbacks began at 7:29. Mike Barrett reported that in this subdivision he is hoping to keep as much conserved farmland as possible. He's asking for approval for a waiver of barn, hanger and garage. There are no plans to change the current use of property. All structures were there when he bought the property. He has looked into removal of structures however it is very costly. He has found an alternative site for a leach field (SVE has done test pits). When asked why he's using

this layout he reported the lot sizes/shapes are the way they are is due to the fact that is in land trust. Alan asked if there is septic for hanger, Mike said there is room for one but he has no plans to put one in. Hanger is included in Act 250 permit however that expires in July 2021. Chad asked about property line and access to hanger, does it need to be addressed now? Mike would use a ROW for now. Roger reported that since there is no need to address now as there is road frontage available for access. Katie Lahey stated that as a neighbor they have concerns about drainage. She feels she has run off and wants to make sure nothing will change to cause more on their property. Mike sees no changes to cause runoff. Hearing closed at 8:05.

Respectfully submitted,  
Patty Walior - DRB member