

TOWN OF ST. GEORGE
ONE BARBER ROAD
ST. GEORGE, VT

DEVELOPMENT REVIEW BOARD
~ MINUTES ~

June 13, 2007

Development Review Board members in attendance:

Marie Mastro, Scott Baker, Connie Kendall, Matt Palmer, Lisa Beliveau, Dan Pillsbury

Development Review Board members absent:

Ron Bovat

Guests:

David Hirth, Don Taub, William Gonyaw, Rita Martel, Jane Stowell, Ray Martel, Sheila McIntyre- Summit Engineering; Tom Walsh – Attorney for Lakeview Farms; Bob Linck – Vermont Land Trust; David Grayck – Cheney, Brock & Saudek, P.C.; Joseph McLean and John Klesch – Stitzel, Page & Fletcher, P.C.; Ed Hanson – zoning administrator; Brian Vaughan; Marcus Bosenberg; Kellie Bosenberg; Charles Scott; Perry Theofrastou; Caroline Matte; Ray Newman; Tracy and John Barth; Maria Wicker; Karen Johnson; Nathanael Vander Els.

Agenda item # 1

Continuation of a Sketch Plan Review of Lakeview Farms Subdivision

7:00 – 7:15 The DRB had a consultation with Town Attorneys, Joe McLean and John Klesch.

7:15 The public meeting was called to order by Scott Baker – acting chair.

Marie Mastro recused herself from the board for these proceedings.

Scott opened the hearing by allowing David Grayck, Attorney for Marie Mastro and Lynn Kabot, to continue where he left off at the last hearing on May 9, 2007. David Grayck gave a brief summary of the memorandum that he submitted to the board on June 12, 2007.

Scott asked for further discussion and comments from audience members. Tom Walsh, Attorney for Lakeview Farms, stated that in the sketch plan review process the Martels are asking what the board thinks of the plan overall. Tom questioned a point made in Grayck's memorandum; that the proposed 208 acres of conserved land is not suitable for

development. Walsh questioned how that could be determined and stated that, at times, even deer wintering areas are developed.

Other key discussion points were: concern due to limited water supply; the difficulty of enforcing a tree buffer zone around the building lots; and the length of the proposed subdivision road.

Connie shared with the board a drawing that she did from South Road in order to demonstrate two things; the proportion of the already developed area to the remaining ridgeline and the visual length of the proposed subdivision.

Connie also questioned if there were any other areas that the Martels could consider for development. Sheila answered that the concept plan showed the areas the Martels could consider.

Marie Mastro stated reasons why she felt the proposed subdivision did not qualify as a PUD.

The DRB took a recess to consult with their attorneys.

Upon their return, Lisa Beliveau made a motion (Matt second) that the proposed subdivision be classified as a major subdivision. The motion passed unanimously.

Scott followed with another motion (Lisa second) that the DRB approve the applicants' sketch plan under the condition that it would be issuing recommendations for changes in subsequent submissions. The motion passed unanimously.

The board's written recommendations will be sent to the applicants and all interested parties within 45 days.

Agenda Item #2

Variance Request from John Barth

At 8:30 the variance request hearing was called to order by Scott Baker – chair.

Marie Mastro recused herself from the board for these proceedings.

The DRB began the review of a request from John Barth for a variance to the minimum setback requirements so that John could build a detached garage in the north-west corner of his property as shown on the supplied map.

John made a presentation of the proposed project and additional information was submitted. He gave each board member written responses that he felt demonstrated his adherence to each of the 5 variance criterion.

Scott opened the hearing to comments from the audience. Maria Wicker, adjoining landowner, spoke about several concerns that she had; the maintenance of the shared driveway during construction; the replacement of the now existing tree buffer; and that proper drainage from the proposed construction site be implemented.

Maria also requested that the garage be built as far south as possible in order to minimize the view of the garage from her property.

Marie Mastro, adjoining landowner, questioned if construction of the proposed curtain drains would impact her property. John answered, no.

It was decided by the board that a site visit would be required. Scott requested that for the site visit John place stakes to show the property boundaries and the garage placement.

The hearing was closed at 9:15 and the consideration of the application will be continued with a site visit on July 11, 2007 at 6:15

Agenda Item # 3

Variance Request from Nathanael Vander Els and Karen Johnson

At 9:40 the variance request hearing was called to order by Marie Mastro – chair.

Matt Palmer recused himself from the board for these proceedings.

Marie established if anyone wanted to request interested party status. Perry Theofrastou, Caroline Matte and Matt Palmer requested interested party status.

Nathanael and Karen reviewed their request for a variance to the minimum setback requirements so that they could build an addition to the north side of their home to be used as a home occupation. The new construction would extend two feet into the 35 foot required side yard set back.

Perry Theofrastou, adjoining landowner, questioned if the newly constructed rooms could later become additional bedrooms with bathrooms and, if so, could this cause sewer problems. Perry sited that this has been a problem for his neighborhood in the past.

Perry also questioned if the proposed home occupation would create additional traffic problems for the neighborhood. Karen answered that she expected about 10 customers a week.

Caroline Matte, adjoining landowner, expressed concerns that the placement of the windows and the doorway to the home business will be close to her home. Nathanael offered to plant a 36 foot long cedar hedge along his property boundary to act as a buffer.

A motion was made and the public hearing of the proposed project was closed. Marie will meet with the town attorney to review the project's adherence to the 5 variance criteria. The results will be provided to the board members for review at the July 11th meeting.

Other business:

The board reviewed the contract between the Town of St. George and Brandy at PlaceSense for consulting services. After making a few minor changes, the board voted to approve the contract.

The DRB minutes from the May 9 meeting were not approved since several board members had not reviewed them. The May 9 DRB minutes will be up for approval at the July 11 DRB meeting.

The meeting was adjourned at 10:15.