

TOWN OF ST. GEORGE  
DEVELOPMENT REVIEW BOARD MINUTES  
Wednesday, September 10, 2008

Board members in attendance: Marie Mastro, chair for item #2; Scott Baker, acting chair for item #1; Matt Palmer; Lisa Beliveau; Connie Kendall; Ron Arms; Dan Pillsbury.

Also in attendance: Tom Walsh, attorney for Lake View Farm; Sheila McIntyre, Summit Engineering; Rita Martel; Ray Martel; Jane Stowell; John Aleong; Charles Scott; Ashley Couture; Don Taub; Larry Young, Summit Engineering; Eugene O'Brien; Ed Hanson, zoning administrator.

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The meeting was called to order at 7:30 pm. due to the deliberative session scheduled from 7:00 to 7:30 pm.

**Agenda item #1: Final Plat Review for Lake View Farm.**

A description of the application was read and after reviewing the order of events, Scott Baker, chair, asked for any disclosure of conflicts of interest or ex parte communication. There was none.

Scott requested that all who will be giving testimony, the applicants and their representatives take the oath.

Scott asked if there was any written information to be presented to the board. John Aleong submitted for the record a single copy of a letter with attached documents.

Scott then asked Tom Walsh and Sheila McIntyre to continue their presentation of the final plat plan. Tom stated that there were four topics that were continued from the last hearing in July.

Tom reviewed the follow up letters from both hydrogeologists, Christopher Stone of Stone Environmental Inc. and Craig Heindel of Heindel & Noyes, Inc. stating their opinion that predrilling the wells will not produce significant information on long term well yields or potential interference with nearby wells.

Tom stated that the final plat materials were submitted at the end of August. In this filing, three concerns were addressed. The dimensions of the building envelopes were shown, supplemental screening was added on the northeast and south side of lot 3, and the well on lot 3 was repositioned to be 200 feet away from lot 4.

The color of the proposed homes was discussed. Scott said that the board would like the following wording to be included in the architectural standards portion of the Homeowners Association Declaration of Covenants, Conditions and Restrictions.

“The color of each principal building and accessory structure on Lots 1-7 shall be a shade of dark brown unless otherwise approved by the DRB. The roofs of the principle buildings and accessory structures on Lots 1-7 shall be a dark color unless otherwise approved by the DRB. The DRB will evaluate the colors to determine if they are similar to other houses in the neighborhood and do not include bright colors that will call attention to themselves.”

Tom Walsh and Ray Martel agreed with the wording.

Ashley Couture asked how the clearing limits for each of the homes will be monitored and enforced. Scott answered that if someone in the neighborhood notices additional clearing, they should notify the zoning administrator. Clearing limits are noted on the plan.

John Aleong referred to the letter that he submitted to the board. He said that the data used in the Heindel & Noyes report to calculate water availability and water rechargeable rates was not relevant to the actual area proposed for development. Much of the data was quoted out of context. Also, the data used conflicts with the results of the test wells that Williston required to be dug in the near vicinity. “The Heindel & Noyes report talks only about the theoretical existence of water – this is not the actual data. Only the springs are productive in this area, not the drilled wells.”

John Aleong also stated that there are survey problems in the area - to include his lot. The surveys that have been done are off target and the lots need to be pushed more north to reflect the recorded deeds. John said that his lot is short at the top and the bottom.

Scott asked Larry Young about potential survey errors. Larry said that he was made aware of John’s concerns but he felt that the lots lines were correct and that there should not be any problem between John and the Martels since the pins that are being used were established by the people that John hired.

Scott pointed out that the lot line in question was against the conservation area of lot 8.

Scott asked if Tom Walsh or the Martels had any further comments. Tom said that they had no further comments. Tom then said that if the board had no further questions, the Martels request that the board approve the application.

Connie made the motion that the final plat hearing be closed. Lisa seconded the motion. With no discussion, the motion passed unanimously.

Scott said that the board's decision will be sent within 45 days.

**Agenda item #2:** Sketch Plan Review for a 2 lot subdivision on Willow Brook Lane – property of Eugene and Inez O'Brien.

Marie read the description of the application for a 2 lot subdivision of the property owned by Eugene and Inez O'Brien.

Marie asked Larry Young, of Summit Engineering, to make the presentation. A sketch plan was presented showing the proposed lot lines of the two lots – as well as the proposed location of the access road and the building site on the newly formed lot.

Adjoining landowner, Charles Scott, stated that he was in favor of the subdivision.

Marie made the motion that the subdivision be classified as a minor subdivision. Lisa seconded the motion. With no discussion, the motion passed unanimously.

With no further questions from the board, a Site Visit was scheduled for Sunday, October 5, 2008 at 3:00 pm.

**Agenda item #3:** Update from the zoning administrator, Ed Hanson.

Ed reviewed that the only items that were “in the works” were the Berard subdivision and the O'Brien subdivision.

**Agenda item #4:** Approval of the July 9, 2008 minutes.

With no additions or corrections, the July 9, 2008 minutes were approved.

The meeting was adjourned at 8:55.