

TOWN OF ST. GEORGE
DEVELOPMENT REVIEW BOARD MINUTES
June 10, 2009

Members in attendance: Marie Mastro, chair; Scott Baker; Connie Kendall; Lisa Beliveau; Dan Pillsbury; Ron Arms

Also in attendance: Doug Hewitt, Summit Engineering representing Kenneth and Martha Pinkham; Ed Hanson, zoning administrator

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

Agenda item #1: Sketch Plan Review of a 3-lot subdivision proposed by Kenneth and Martha Pinkham

Marie asked Doug Hewitt to make his presentation. Doug is from Summit Engineering, 50 Joy Drive, South Burlington, VT 05403. Kenneth and Martha did not attend the meeting.

Doug stated that the proposed subdivision had been reviewed by the previous DRB. He presented to the board the site plan, dated 10/26/06, that was drawn up for that previous review and has since been further updated. He said that even though the site plan had a lot of specific details spelled out already, Ken is willing to be flexible on the general layout of the lots. The location of the dwellings could be adjusted. They would, however, prefer to not change the locations of the septic systems and leach fields because the engineering for these areas has already been done.

Doug reported that, after their last presentation to the DRB (about 9 years ago), they have continued to do some work – for example, they have already obtained their waste water permit. Doug explained that the septic systems are clustered because of the limited soils.

Doug said that there are no structures on the property at this time. He also pointed out that it is Ken's intent that the stone walls be maintained.

The proposed road length is 1,200 feet. Scott pointed out that our regulations (800.5) require that no dead end street be more than 1,000 feet in length - and that no dead end street shall be permitted without a suitable cul-de-sac at its terminus with a radius of not less than 40 feet. The board discussed some possibilities for creating a turn around area.

It was also discussed that the Pinkhams should notify the Hinesburg Fire Department to obtain approval that the road is accessible for emergency vehicles and that emergency vehicles will be able to turn around. This approval process will also alert the Fire

Department of the new home sites. Each of the homes will need to be clearly numbered following proper 911 procedures, and it would be best if the road was named.

The board questioned if there were wetlands on the property. There seemed to be conflicting notes on the site plan. (See description on Lot 1 and note # 8.)

There was further discussion about the placement of the building envelopes. Currently, the site plan shows the building envelope on lot 3 as being inside the deer wintering area. The board discussed the possibility of moving the building envelope across the rock wall and out of the deer wintering area. The board also discussed the value of protecting the statewide soils (or prime ag. soils) vs. the deer wintering areas.

The board decided that more information was needed on the placement of the building envelopes and the Sketch Plan Review was recessed until the July 8 meeting.

Agenda item # 2: Update from the zoning administrator

Ed reported that the Steadmans had submitted an application for conditional-use review for a home-based landscaping business on their property. The hearing is scheduled for July 8. Ed added that the Steadmans had already done some clean up of their property.

Ed reported that T-Mobile had also submitted their application for conditional-use review for approval of nine additional cellular telephone antennas to be added to the tower on Mt. Pritchard. The hearing is scheduled for July 8.

Agenda item #3: Approval of Minutes

After reviewing the minutes from April 8, 2009 and May 13, 2009 Scott made a motion to approve the minutes as written. Marie seconded the motion. With no further discussion, the motion passed unanimously.

Agenda item #4: Deliberative Session

The meeting was adjourned at 9:30

