

WATERBURY DEVELOPMENT REVIEW BOARD
Approved Minutes
Thursday, May 3, 2012

Board Members Present: Jeff Larkin, Chair; Joel Baker; Jeff Whalen, David Rogers, Martha Staskus, David Frothingham and Rick Boyle

Staff Present: Steve Lotspeich, Patti Spence, Clare Rock

The meeting was called to order by Jeff Larkin at 6:30 p.m.

MINUTES

The minutes and decisions for the Development Review Board meeting held on April 19, 2012 were reviewed.

Martha Staskus moved and Joel Baker seconded the motion to approve the general minutes of April 19, 2012 and the minutes and decisions for Applications No. 10-12-T and No. 11-12-T, and the Final Plat for Application No. 05-12-T, all as amended.

The motion passed unanimously.

APPLICATION 13-12-T

This application was reviewed and a decision was made. The minutes and decision are separate from these general minutes.

APPLICATION NO. 55-11-T, JODI GROUT, PETER O'BRIEN

The review for Application No. 55-11-T, Jodi Grout, Peter O'Brien, Final Plat Review for the transfer of 0.60 acres between adjoining landowners at 264 & 226 Howard Ave., Tax Map. No. 09-255.000, was closed.

MOTION:

Joel Baker moved and Martha Staskus seconded the motion to take no action on Application No. 55-11-T, Jodi Grout, Peter O'Brien, based on the incomplete evidence that has been presented.

VOTE:

The motion passed unanimously.

ZONING ADMINISTRATOR'S REPORT

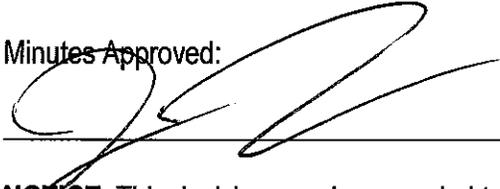
Clare Rock distributed the document "Mobile Home Park Guidance for Municipalities".

There are no hearings or other reviews scheduled for May 17th so there will not be a Development Review Board meeting that day. The hearings and schedule for the meeting on June 7, 2012 were discussed.

ADJOURNMENT

The meeting was adjourned by the Chair at 07:30 p.m.

Minutes Approved:



_____, Chair

Date: 6-7-12

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

THESE MINUTES WERE APPROVED ON JUNE 7, 2012.

**TOWN OF WATERBURY
DEVELOPMENT REVIEW BOARD
SUBDIVISION REVIEW
FINDINGS AND DECISION
Date: May 3, 2012**

Board Members Present: Jeff Larkin, Chair; Joel Baker, Vice-chair; Rick Boyle; Jeff Whalen, _Dave Rogers;
David Frothingham

Staff Present: Steve Lotspeich, Clare Rock, Patti Spence

Public present: Paul & Marilyn Goldstein

The first order of business was opened at 6:30 pm.

Applicant: Marilyn F. Goldstein
Landowner: SAME
Permit Application #13-12-T:

The following interested parties were present and sworn in: Marilyn Goldstein; Paul Goldstein

TESTIMONY:

1. The applicant has ACT 250 approval
2. Gunner McCain of McCain Consulting provided the surveying work, but was not present to testify.

EXHIBITS:

Exhibit A	Zoning Permit Application #13-12-T
Exhibit B	Site Plan dated January 2012
Exhibit C	Public Hearing Notice, dated April 9, 2012
Exhibit D	Notice to adjacent landowners dated

FINDINGS OF FACT:

PROJECT DESCRIPTION:

The applicant (Goldstein) seeks a permit to adjust the boundary line between the applicant's property at 319 Lonesome Trail Road (Tax Map # 13-022.100) and the adjacent property, owned by Clifford Harris (Tax Map #13-022.000) to accommodate Harris' existing driveway. The total area to be conveyed by the boundary line adjustment will be 0.06 acres. This project has been referred to the Development

Review Board for a Subdivision Review to ensure that the minimum lot size requirements are met and maintained by the proposed boundary line adjustment.

The applicant's property is located within the Medium Density Residential Zoning District where the minimum lot size is 2 acres. The boundary line adjustment will decrease the applicant's property from 5.07 to 5.01 acres. The proposal will increase the adjacent property from 48.03 acres to 48.09 acres.

CONCLUSION: The Development Review Board finds that all applicable dimensional requirements are met.

DECISION AND CONDITIONS:

MOTION:

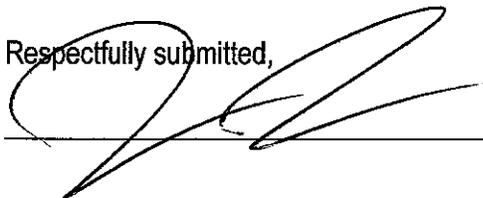
Rick Boyle moved and Joel Baker seconded the motion to approve application #13-12-T, a boundary line adjustment, subject to the following conditions:

1. This permit is granted on the condition that the applicant completes the project consistent with the Board's findings and conclusions and the approved plans and exhibits.
2. The applicant brings a copy of the Final Plat to Zoning Administrator within 150 days so that the Development Review Board can sign off on the Final Plat and meet the 180 day timeline required by 24 V.S.A., Section 4463.

VOTE:

The motion passed unanimously.

Respectfully submitted,

 _____, Chair

Date: 6-7-12

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

THESE MINUTES WERE APPROVED ON June 7, 2012