

Fairlee Development Review Board
June 9, 2009

7:19 PM Meeting called to order.

Board members present: David Fracht (Chair), Ray Coffin, Peter Berger & Anthony Gahagan; Also Present: Tracy Thurston, ZA, William & Janna Pierson and Thomas Otterman.

Minutes from May 12, 2009 meeting presented.

MOTION: (PB) To accept minutes from the May 12, 2009 meeting with revisions.

SECOND: (AG) > no discussion > VOTE: unanimous (4-0).

Anthony Gahagan recused from Board for Gaywalden Subdivision Application.

7:25 PM Continuation of Subdivision Application # 09-SUB-2 (Gaywalden L.P)

Gaywalden L.P. propose to divide their parcel into four lots as follows: Lot 1: 95 acres, Lot 2: 95 acres, Lot 3: 144 acres and merged with abutter of 21 acres totaling 165 acres, Lot 4: 81 acres. The applicant is also requesting a waiver per Section 4 of Subdivision Regulations to be heard as a minor subdivision due to the lack of any new development and the sale of only one parcel. The property is located at 399 Gaywalden Road and is further identified as Tax Parcel # 2-00-44.1.

Anthony Gahagan requested a continuance to next warned meeting.

MOTION: (DF) To grant a continuance as requested to next Board meeting on June 23, 2009.

SECOND: (RC) > no discussion > VOTE: unanimous (3-0).

7:31 PM Continuation of Major Subdivision Application # 09-SUB-1 (William Pierson)

William Pierson proposes to divide his 28 acre parcel into nine lots as follows: Lot 1: 1.3 acres, Lot 2: .9 acres, Lot 3: 1.3 acres, Lot 4: 1.1 acres, Lot 5: 1.0 acres, Lot 6: 1.0 acres, Lot 7: 1.0 acres, Lot 8: .9 acres, Lot 9: 5.4 acres. The property is located on 501 Route 5 S and is further identified as Tax Parcel # 8-3-10.1.

Janna Pierson < sworn in by Fracht.

Thomas Otterman said they were returning to present a progress review. Lot 1 & 2 would not be improved. Lot 3 would have an adjustment to Eastman Lot. Lot 4 would be merged with the Eastman Lot. Lots 5-9 are the new proposed lots. They would be 100 feet away from the power lines and would have onsite septics and municipal water.

William Pierson said that electrician Reggie Cramer had checked with CV and a 50-foot right of way is required. He added that the lots would be placed back further, back in the fields and that Otterman had moved the homes from Route 5.

Otterman said the incurring infrastructure to get to the buildings would be isolated from existing homes and tucked all the way to the North. He further added it would not rob prime agricultural soils and would be aesthetic.

Pierson sent in the permits and the line of sight was fine.

Fracht questioned the possible danger from the Railroad and Pierson said they would consider a backyard fence but didn't want a barricade and that there was a row of bushes and then a drop down to the railroad tracks with railroad fencing. Pierson said he would be willing to show the board.

Pierson had a sheet of preliminary road maintenance covenants prepared to give the board.

Otterman said they were moving forward with the water design; septic and wastewater management and Act 250 approval.

Peter Berger said the road maintenance had to meet town regulations, technical and state regulations.

Other Business: The board had a discussion session of a minor subdivision and defined the process of a deliberative session. Zoning Administrator Tracy Thurston printed and distributed copies of Development Review Board Procedural Rules and Conflict of Interest Policy. The board reviewed and made changes.

The board will make a site visit to Pierson's on June 23, 2009 at 6:30 PM.

MOTION: (RC) To accept Development Review Board Procedural Rules and Conflict of Interest Policy.

SECOND: (AG) > no discussion > VOTE: unanimous (4-0).

Official copy was given to Thurston for filing.

Fracht said that the outlined steps for applicants needed to be worked on and that the discussion phase was not a warned hearing.

Thurston informed the board that the Planning Commission had paid the dues for Two Rivers and the board would meet with the Planning Commission on July 2, 2009.

The board will meet on June 30th to go over zoning regulations.

MOTION: (RC) To adjourn > SECOND: (AG)

Adjourned 9:04 PM

Respectively submitted

Irene Wheeler

David Fracht, Chair