

**Fairlee Development Review Board
June 23, 2009 (DRAFT)**

7:15 PM Meeting called to order.

Board members present: David Fracht (Chair), Ray Coffin, Peter Berger, Anthony Gahagan & Amy Record.

Also Present: Tracy Thurston, ZA, William & Janna Pierson, Dennis Murphy and John Adams.

Minutes from June 9, 2009 meeting presented.

MOTION: (RC) To accept minutes from the June 9, 2009 meeting.

SECOND: (PB) > no discussion > VOTE: unanimous (5-0).

Fracht requested the record show that DRB members met for a site visit at William Pierson's property on June 23, 2009 at approximately 6:35 PM.

7:17 PM Minor Subdivision Application # 09-SUB-3 (William Pierson)

William Pierson proposes to divide his two lots as follows: Lot 1: 1.23 acres and Lot 2: 26.77 acres. The property is located on 501 Route 5S and is further identified as Tax parcel # 8-3-10.1.

Mr. Pierson presented the board with the Mylar for Minor Subdivision Application # 09-SUB-3 and copies of the Mylar.

Board member Berger suggested that stakes be in place to show where proposed development for Major Subdivision # 09-SUB-1 will be.

The right of way from center of the electric pole is 50 feet and the right of way from the railroad is 50 feet.

Mr. Pierson said he would deed the right of way if necessary.

Fracht informed that under the new procedures the board will have a closed hearing and will make a decision. He said they had 45 days to do so but would probably make the decision tonight and have Thurston, Zoning Administrator, get in touch with Mr. Pierson. Fracht also said that the next scheduled meeting would be on July 14, 2009.

Chair Fracht asked Thurston to add to agenda memorandums G of Section VI: Regular and Special Meetings from the newly adopted Procedural Rules and Conflicts of Interest Policy of The Fairlee Development Review Board.

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.

Subdivision Application # 09-SUB-2 (Gaywalden L.P) continued to next Board meeting on July 14, 2009.

Two alternate Board members are necessary and will be in place for July 14, 2009 DRB meeting.

7:35 PM Deliberation Session: Minor Subdivision Application # 09-SUB-3 (William Pierson)

MOTION: (PB) To grant Minor Subdivision Application # 09-SUB-3.

SECOND: (RC) > no discussion > VOTE: unanimous (5-0).

Minor Subdivision Application # 09-SUB-3 Mylar signed by DRB Chair David Fracht and Board member Anthony Gahagan.

7:45 PM Discussion Phase for Subdivision Application: (John Adams)

John Adams proposes to divide his 3.85 acre lot as follows: Lot 1:.85 acres with existing residence and Lot 2:3 acres. The property is located at 63 US Route 5S and is further identified as Tax Parcel # 9-00-15.

The Board discussed the map for Mr. Adams subdivision with applicant.

John Adams informed a percolation test would be performed and if necessary a septic design plan would have to be approved by the State, and in addition, he would present an updated Mylar to the Town.

Thurston, ZA, said the proposed subdivision is presented as “no development” and development would be left to the buyer. The existing services would stay the same.

Berger said if the state is asking for a back up septic system the Board could issue the permit for subdivision with the condition of approval pending. The permit will not be issued until conditions are met.

Subdivision will be warned for the next DRB meeting on July 14, 2009.

Dennis Murphy questioned if a hearing could follow the discussion phase.

Fracht explained the discussion phase is not a formal application and is to smooth the way for the applicant. Record said it is also to save the applicant money. Berger added that it was to smooth the way for both parties.

Other Business: The Board discussed the joint meeting with the Planning Commission scheduled on July 2, 2009 at 7 PM and the DRB work session on June 30, 2009 in preparation for the joint meeting with the Planning Commission.

MOTION: (RC) To adjourn > SECOND: (AR)
Adjourned 8:21 PM

Respectively submitted

Irene Wheeler

David Fracht, Chair

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