

**Fairlee Development Review Board Hearing
January 12th, 2010**

7:00 Development Review Board was called to order

Present: Ray Coffin, Jr.; Anthony Gahagan; Peter Berger; Amy Record; Peter Lange; David Fracht, Chairman; George Smith, Zoning Administrator. George and Hazel Pratt, Harry Burgess Agent for the Pratts Subdivision, Cameron Buster, Alan Colby, Dewitt Mallary, Noel Walker, Lillian Gahagan.

7:03 Review and approve DRB minutes from Nov 24, 2009, Dec. 08, 2009, Dec 22, 2009 meeting. These will be handled individually.

**MOTION (RC) To accept the Nov. 24th minutes as presented.
SECOND (AG) No Discussion VOTE: Unanimous (6-0)**

**MOTION (PL) To accept the Dec. 08th minutes as amended.
SECOND (RC) No Discussion VOTE: Accepted as amended Unanimous (6-0)**

**MOTION (RC) To accept the Dec 22nd minutes as presented.
SECOND (PL) No Discussion VOTE: To accept as presented. Unanimous (6-0)**

7:15 The Fairlee Development Review Board will meet on Tuesday, January 12, 2010 to consider subdivision application 09-SUB-2: George and Hazel Pratt propose to divide their 350 acre parcel into two lots as follows: Lot 1: 345+-acres, Lot 2: 4.98 acres. The property is located at 299 Alan Lane and is further identified as Tax Parcel # 2-00-24.

Harry Burgess, the Pratt's Surveyor presented the Board with the updated map of the Pratt subdivision that contained the abutters and a representation of the whole property as requested during the Discussion phase.

The waste water permit has been submitted to the State. The Board had some questions about the access road, the responsible party for maintenance of the road and the address of the subdivision. During the discussion it was noted that the Pratt's property contained multiple parcels and the map that was presented to the Board did not represent the actual parcel boundaries. Harry Burgess will fix the maps to represent the actual parcels to be subdivided. Amy Record received the support of the Board in the matter that the hearing while containing errors was sufficiently warned to all interested parties. Cameron Buster and Alan Colby spoke on personal issues unrelated to the actual application process. The hearing was adjourned to the Jan. 26th meeting when the corrected maps and information will be presented to the Board.

7:30 The Fairlee Development Review Board will meet on Tuesday, January 12th, 2010 to hear Subdivision Application # 09-SUB-11. DeWitt Mallary proposes to divide a 60 Acre parcel into two lots. Lot 1 being 35 acres +- and Lot 2 being 25acres +-. The property is located on Mallary Road and is further identified as Tax Parcel # 03-00-1.

Mr. Mallary is providing the requested changes to the maps to the Board showing the representation of the property as a whole. The amended waste water permit to meet the State specifications is being worked on by Thomas Otterman and should be delivered in a timely manner to the Zoning Administrator. The Board had no further questions on the Mallary Subdivision and adjourned to a Deliberative session on this application.

7:45 Anthony Gahagan and Peter Berger recused themselves in the Gaywalden Subdivision.

7:45 The Fairlee Development Review Board will meet on Tuesday, January 12, 2010 to consider subdivision application 09-SUB-2: Gaywalden Limited Partnership propose to divide their 418.11 acre parcel into four lots as follows: Lot 1: 81.14 acres, Lot 2: 149.53 acres, Lot 3: 96.18 acres, Lot 4: 91.26 acres. The property is located at 399 Gaywalden Road and is further identified as Tax Parcel # 2-00-44.1.

The Board in this matter consists of Ray Coffin, Amy Record, Peter Lange and David Fracht. The Zoning Administrator brought the Board up to date on the status of the Subdivision. The waste water permits have been submitted to the State. He also stated that the maps being provided by the Gaywalden partnership have been scaled to a more appropriate size and contain two sheets. There was discussion on the access to the property and the width of the existing road.

There was discussion about the property lines between the parcels and how they match up between the two individual maps. There was continued discussion about the boundaries and all of the included properties and the Applicants stated that they had been paying taxes since 1955. There were no additional questions and the hearing was adjourned to the upcoming Deliberative session.

8:00 Other Business:

The Matthews came before the Board with their Boundary adjustment map. The intention was to move the parcel boundary which includes the lakeside part of the parcel into the eastern parcel, separating it from the 2.9 acre parcel. A different party showed before the Board with additional questions. The Board restated that if the Secret Acres partnerships provided the Board with an actual map of the boundary adjustments as discussed on a 24" by 36" Mylar the Board would approve of the requested adjustment. The Zoning Administrator will provide the

Matthews with the request to include the additional parcel lines in the submitted Mylar.

8:40 The Board went over the DRB annual report submitted by the Chair. A few suggestions were made to a few particulars and the report was accepted by the Board.

**MOTION (PB) To adjourn to a deliberative session.
SECOND (AG) VOTE Unanimous (6-0)**

Results of the Deliberative Session.

To unanimously approve the Mallery Subdivision as presented to the Board

To unanimously approve the Gaywalden Subdivision as presented to the Board.

The NOD will be written by the chair and provided to the applicants.

MOTION to adjourn The Hearing

SECOND: VOTE Unanimous (6-0)

Peter Berger

David Fracht -Chairman