

September 24, 2019

Development Review Board Meeting

Minutes for public hearing before the DRB to look at a Sketch Plan Review (#S19-01) for a 4 lot subdivision on School craft Road and Stone Lane For Thomas and Bill Hannon.

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Terence Keating, Janet Young, Chris Ringer

Zoning administrator: Maurice Rathbun

- 1. Sketch Plan Review (#S19-01)** for a 4 lot subdivision on School craft Road and Stone Lane For Thomas and Bill Hannon.

Present: DRB board members listed above and zoning administrator

Interested Parties: Thomas and Bill Hannon presented a sketch plan with lot design, house and septic locations as well as driveway plans. – Thomas and Bill bought this 5.71 acres in 1989. It is located in the village district off Stone Lane (a private road) with one lot (lot #7) having 93 feet of road frontage on Schoolcraft road the other 3 lots (8,9 and 10) having at least 100 feet of road frontage off Stone Lane. The land is primarily flat, overgrown fields and pines.

Stone Lane is a private road with a cul de sac type turn around currently with 3 other houses. There is a road association agreement for use and maintenance of this road.

Water/Septic: Plans included septic design by ^{RYAN}~~Bill~~ Marsh. Brief discussion ensued about septic location.

Access: we discussed access onto Stone Lane Road with the recommendation of shared driveways if possible between lots 7&8 and 9&10. Reiterated roads must meet A76 standards according to Vermont agency of transportation (see page 61 zoning regs)

Lot design: The sketch plan included simulated house and garage locations. It was recommended facing houses south to take advantage of solar gain.

General Request: Bill asked how they could access minutes and wondered if they could combine the preliminary plan review and final plan review.

Summary: The DRB reviewed the sketch plan submitted by Thomas and Bill Hannon. The DRB felt everything appeared to be in order. Recommendations made above:

- a. combine driveways for lot 9&10, lots 7&8 were already combined on sketch plan.
- b. Consider turning houses to face south to take advantage of solar gain.
- c. Preliminary and final plan reviews cannot be combined. Review guidance in zoning regulations to be sure plans are complete with required detail.

Other business:

Plat approval for James Cameron C2-01 1566 Taylor Road Fletcher Vt was signed by chair of DRB, Suzanne Stritzler

Neal and Entropy Mauch on sugar hill road, want an access permit to subdivide one of the 2 houses on their lot. This will need to come through as a formal request with an access hearing.

Submitted by Krystal Jenness