

April 20, 2021

Development Review Board Meeting

Minutes for public hearing before the DRB:

1. Review access permit application A20-02 for Gary Zamuda and Anita Zamuda to access neighboring lot owned by Anita Zamuda at 1373 Cambridge Road.
2. Amend Final Plat of Slatterly subdivision Lot #17 (permit #19-02) to move the driveway and open space.

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Janet Young, Laura Gorsky

Zoning administrator: Maurice Rathbun

Chris Ringer (alternate) coordinated both Zoom Meeting off site.

Meeting was called to order at 700 pm and the applicant was sworn in.

#1 Access Permit application A20-02 – Anita Zamuda was present via zoom to discuss her desire to obtain access to her property at 1373 Cambridge Road which abuts her brother Gary Zamuda's property and currently has no access. Anita and Gary purchased the property, Lot B 10.16 acres together (Deed located in book 68) on April 5, 2006 from Natilie Kalifraht who owns the property in front, Lot A 5 acres, which borders the road and is adjacent to Gary Zamuda's property.

In 2019 Gary Zamuda deeded his rights to the 10.16 acre piece to his sister Anita. This essentially made the property land locked. Gary lives on the adjoining piece and has a driveway that is roughly 800 feet long. When the property was deeded in its entirety to Anita there was a stipulation placed by the ZA that it would need an access permit.

The proposal is to use Gary's driveway with a 50 foot right a way, which does have some steep sections to access Lot B that may be over a 15% grade. The approximate length of the proposed shared length would be 593 feet which would require a 30 foot pull out according to the town zoning regs Section 7.4 requiring private roads exceeding 500 feet to include at a minimum, one 10 x 30 foot pull off area.

*The board moved to perform a site visit on April 25th at 10am and will reconvene discussion at the next scheduled meeting May 18th at 700pm.

#2 Ammend Final Plat of Slattery Subdivision Lot #17 (Permit #19-02) for Clovis Arel at 176 Maple tree way.

Applicant: Clovis Arel – Clovis attended the meeting in person

Interested parties – in person Tim Montgomery, Casey Pollard

Via Zoom – Ted Beebe, Josh Cuzzens, Crystal Thompson Pollard

Discussion was called to order at 739 with all parties sworn in.

The change in the driveway had previously been approved by the board at its meeting on January 18 2020 with a request that a new plat drawing for Lot 17 be provided in 180 days. Clovis states he had trouble reaching the original designer and has spent the last several months trying to get a new drawing. He brings with him today a detailed drawing of the proposal which appears to contain all the relevant information. (open space, building envelope, boundaries etc.) Detail from the previous meeting is below which describes the change in detail.

1. Clovis bought his 15 acre lot from Kathy and Ted Beebe. They are the only two houses on Maple tree way which comes off of High Meadow Road which is a private road. Clovis would like to move his driveway from the western border to the eastern border of his property that abuts his neighbors the Beebes. His reasoning is to avoid cutting quite a few trees on the farther edge (Western border) of his property. He has discussed the move with the Beebes and they have okayed the change. He has checked with the septic design engineer and verbally has been told the he just needs a 10 foot set back of the septic from the driveway which he does have. He would be swapping previously designated open land along the southern edge with the change in driveway location. There will be no change in the overall open space by reengineering the driveway.
2. There was some discussion about shared road maintenance as well as building the driveway to the B-71 standards. Currently Clovis Arel and Beebe contribute to plowing of High Meadow and will be managing Maple tree way by verbal agreement. Apparently High Meadow Road did have an association that was set up by Nettie Slatterly in 2015 to manage the road repairs and maintenance but this is no longer active according to review of state records. The board did advise consideration be given to the boundary between the Arels and the Beebes to avoid plowing snow onto Beebes and to make sure any road maintenance does not encroach on the boundary line.

There was some discussion at the end from Tim Montgomery, Josh Cuzzens and Casey and Crystal Pollard stating they had no objections to the driveway change but were concerned that a separate garage at the northern end of the property was for commercial purposes. This was not an issue to be discussed at this meeting but Clovis stated he has no intention of building a commercial garage.

Meeting was closed at 753

Submitted by Krystal Jenness