

September 14, 2021

Development Review Board Meeting

Minutes for public hearing before the DRB:

1. Appeal of Zoning Administrators decision of Zoning permit #21-21 for Jennifer and Cory Getty's Building Permit on North Road.

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Janet Young, Terrance Keating

Zoning administrator: Maurice Rathbun

Interested Parties Present:

Cory and Jennifer Getty – lot owners

Adjoiners and Appellants – Mark and Laura Weber

Absent – Appellants Eva and Ted Lancaster and their Counsel Laura Gorsky esq who has recused herself from the DRB.

Evidence:

Town of Fletcher Access Permit dated 8/16/21 for 940 access

Town of Fletcher Access Permit dated 3/18/21 for 858 access

Zoning permit 2121 completed 8/9/21 approved 8/11/21 eff 8/26/21

Letter from Mark and Laura Weber dated 8/23/21

Letter from Cory and Jennifer Getty dated 8/27/21

Meeting was called to order at 700 pm, the applicants and interested parties were sworn in.

The chair presented a request from Eva and Ted Lancaster and their Counsel Laura Gorsky to continue the meeting 2 weeks from today due to personal circumstances on both accounts.

The board agreed to continue for one week and to hear the arguments on both sides tonight with those present.

Discussion:

The primary issue for this meeting is appealing the issuance of the building permit by the zoning administrator due to concerns over the location of the driveway proposed on wastewater and potable water permit approved by the state (858) and the Getty's wish to use the old and previously established driveway at 940.

The property is a 16.2 acre lot sold by Eva Lancaster to the Getty's on 6/1/21. The sale of the property included a State of Vermont wastewater system and Potable water supply permit #WW-6-3859 dated 4/6/21. The design included a proposed change of driveway location to 858. The Weber's/Lancaster are against the use of the old access at 940 (which was approved by select board and town road commissioner) as they feel the view of oncoming traffic is obstructed by the ledge and large snow piles in the winter. In addition, the Webers argue a new power pole proposed near the 940 entrance would obstruct their view to the south and Getty's view to the north of oncoming traffic. In turn the Getty's argue that the proposed driveway at 858 is not "part of" the waste water permit. In changing the driveway to 940 they have been told by the engineer if they need to relocate the well less than 10 feet there are no issues with the state and more than 10 feet takes an amendment from the engineer and approval from the state. The concerns around visibility due to the ledge have not been an issue since the Getty's have been using the 940 driveway. While snow banks can be a concern in winter they have snow moving equipment and due to their children and Jennifer's short stature are in the habit of keeping the banks down so this will not be a visibility issue. The power pole is also not a concern and its proposed location does not affect anyone's visibility and can be moved 5 feet further in if needed according to the Getty's.

Conclusion: Meeting will be continued in 1 week 9/21/21 at 7pm to allow counsel to present Ted and Eva's views.

Submitted by,
Krystal Jenness