

May 17, 2022

Development Review Board Meeting

Minutes for public hearing before the DRB:

1. Access Permit Application (A22-01) for Mark and Lorrie Vincelette, Access Permit for proposed lot on Kingsland hollow Road.
2. Access Permit Application ( A22-02) for Sharon Underwood for proposed lot on Strawberry Hill Road.

**Board Members Present:** Suzanne Stritzler (Chair), Krystal Jenness, Terrance Keating, Laura Gorsky

**Zoning administrator:** Maurice Rathbun

1. **Access Permit Application (A22-01) for Mark and Lorrie Vincelette, Access Permit for proposed lot on Kingsland hollow Road.**

**Applicants:**

Mark Vincelette, and his son Robert Vincelette, accompanied by their Surveyor Mark Day

**Interested Parties:** Sara Villeneuve Representing home owners association of the Kingsland Hollow Development

**Meeting** was called to order at 700 pm and all in attendance were sworn in.

**Discussion:**

Mark and Lorrie Vincelette currently own 10 acres consisting of a private road off Kingsland Hollow Road that is a shared access road with the 6 lot Kingsland Hollow subdivision.

The Vincelette's would like to subdivide their property into 2 lots; 8 acres and 2 acres. The 2 acre lot would be for their son Robert who would share the use of their private driveway off of Kingsland hollow road. The new lot would be approx. 600 feet off Buck hollow road, just after the hammer head entrance to the Kingsland Hollow Development. Mark and Robert will share the road maintenance on their private driveway. Their road agreement does not extend to Kingsland Hollow Development.

Discussion ensued about road maintenance on Kingsland Hollow Road and the potential for future development beyond the Vincelette's. Beyond the course of Kingsland Hollow Road and the Vincelettes private road there is a 60ft ROW that provides access to 2 lots owned in the back by Doug and Robert King. Currently Doug King uses Kingsland Hollow Road and the ROW to access his sugar woods in the farthest lot in the rear. Currently while there is a road maintenance agreement for the Kingsland Hollow Road Development this does not include the

Vincelettes and Kings. The interested parties present for the Kingsland Hollow Development voiced some concern over the current road condition as well as the impact future development may have on the road.

Meeting closed at 7:30 with deliberation following. Decision will be rendered and sent to applicants within 45 days relative to the access portion of their request. The subdivision portion is under the jurisdiction of the zoning Administrator who will notify the Vincelettes.

## **2. Access Permit Application ( A22-02) for Sharon Underwood for proposed lot on Strawberry Hill Road**

**Applicants:** Sharon Underwood (land owner ) accompanied by Surveyor Alex Smith for Barnard and Gervais Survey Firm

**Interested Parties:** Tim and Cathy Wilson, Rachel Wilson, Peter Fodge

Meeting was called to order at 730 with all parties having been sworn in at beginning of the meeting prior to the Vincelette hearing.

Sharon Underwood currently owns 9.37 acres of land on Strawberry Hill Road which is off Wilson Road. She would like to subdivide her property into two lots. The front lot being 4.71 acres with her current residence and the second lot for which she is requesting the access hearing of 4.66 acres. There is a shared private drive that nearly bisects Sharon's lot to the home of Tim and Cathy Wilson. The current shared access road is approx. 14 feet wide. There is no formal road maintenance agreement. Sharon's residence is roughly 600 ft from Wilson Road, the new lot access roughly 900 feet at the end of the lot and the Wilson's approx. 1200 feet from Wilson Road.

### **Discussion:**

There was much discussion about the accuracy of the map presented by the Survey firm for Underwood, in terms of accurately showing previously deeded and purchased water rights that provide domestic and farm water to the Wilsons as well as to Fodge that currently run under the Underwood parcel. The interested parties want assurance that their water rights will be protected relative to access and driveway improvements as well as potential building sites in the proposed subdivision.

**Meeting closed at 8:10** with deliberation following. Decision will be rendered and sent to applicants within 45 days relative to the access portion of their request. The subdivision portion is under the jurisdiction of the zoning Administrator who will notify Sharon Underwood and interested parties.

Submitted by,

Krystal Jenness