

Tuesday August 16, 2022

Development Review Board Meeting

Minutes for public hearing before the DRB:

1. Final Plan and Plat Review (#S21-02) for a 6 lot subdivision on Oustinoff Road

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

Zoning administrator: Maurice Rathbun

Applicants: Daren Sizen, his designer Stephen Tetrault

Interested Party: Danielle and Duncan McCauley

Meeting was called to order at 701 pm; applicants and interested party were sworn in

Discussion: The existing parcel is a 12.03 acre lot located at 220 Oustinoff Road, that is located adjacent to property owned by the Town of Fletcher that serves as the town highway departments headquarters and is adjoined by a single family residence, the McCauley's.

Previous Decisions by the DRB from Preliminary plan and plat review from February 2022 meeting were reviewed and discussed to assure the final plan reflected actions that were needed.

1. Submit a final and accurate plat of survey showing changes prior to final major subdivision plat review – *NO changes were made for Final Plat*
2. Submit a shared Road Maintenance agreement or other proposed road maintenance arrangement for approval with the final plan application. – *A warranty deed was submitted that outlined each lot owner share 1/6th of the cost of road maintenance.*
3. Submit a draft deed for the new lots – *this was done in conjunction with the shared road maintenance agreement.*
4. All power and utility lines must be run underground – *Done Daren has been in discussion with the utility company.*
5. The end of Oustinoff Road must be improved per agreement with the select board. *Applicant is aware of this contingency and will be making the road improvements and engaging Select Board sign off to assure compliance.*

6/7. The road must be constructed as approved and in accordance with VTrans A-76 standards and must have an Engineers Certificate. *The applicant is aware of this and has discussed with the engineer, per zoning regs this will need to be signed off by the Select Board.*

8/10. All construction within the subdivision shall be carried out in accordance with the erosion control details included on the proposed plat survey. The DRB requires more information before allowing a waiver of stormwater management plan. Please submit details as to why no plan is required under Section 7.6 particularly concerning the steep areas on Lot 4. *These 2 items were discussed together and at the previous meeting. In brief there will be no building or disturbance of the current vegetative zones for all lots. Silt fences will be used in accordance with best practices. There will be no disturbance of the sloped areas. The only concern was in Lot 4 but this was discussed to the satisfaction of the group.*

9. Submit a landscaping plan that specifies privacy screening for the adjoining McCauley property. Sufficient natural vegetation may meet this requirement. *The plans do spell out that the current vegetation barrier is to be kept in place and the clearing limits for building are specifically outlined on the map.*

Meeting was adjourned at 730PM with deliberation following. Decision will be rendered and sent to applicants within 45 days.

Other business:

Boundary line adjustment for Werneke/Sweet approved

Boundary line adjustment for Wells returned to correct plat numbers on map

Appeal of ZA decision for Underwood subdivision by Tim and Cathy Wilson – Meeting set for October.

Board meeting closed at 8pm.

Submitted by,

Krystal Jenness