

Tuesday, April 18, 2023

Town of Fletcher Development Review Board Meeting

Minutes for public hearing before the DRB:

Conditional Use Approval #CU23-01 (Davis)

Board Members Present: Suzanne Stritzler (Chair), Janet Young, Krystal Jennes, Terence Keating and Laura Gorsky

Zoning Administrator Present: Maurice Rathbun (Cory Getty, observing)

Conditional Use Approval #CU23-01 (Davis)

Meeting was called to order at 7:00pm and the applicant and interested parties were sworn in.

Present: Applicant, Andrew Davis and Interested Parties, Tom Mitchell and Jon Raymond

Andrew Davis presented a site plan prepared by an engineer for the purpose of seeking conditional use approval to convert his pre-existing non-conforming lot said to contain 0.10 acres, more or less, with existing 18' x 21' one bedroom seasonally occupied camp thereon and located at 3301 Pond Road to year-round use. He offered testimony that such conversion would not increase the degree of non-conformity of the lot.

Mr. Davis has obtained State of Vermont Wastewater System and Potable Water Supply Permit #WW-6-4190 dated March 14, 2023 approving the conversion of a one bedroom seasonal camp to a one bedroom (maximum two-person occupancy) year-round owner-occupied single family residence on an existing 0.10 acre parcel utilizing a proposed on-site wastewater disposal system and an existing surface water supply.

Further testimony from Mr. Davis established that he has existing spring rights to draw water from Metcalf Pond and there would no changes to the existing water system, except for adding a UV water filter. The existing septic tank would be removed and replaced with a new innovative and alternative wastewater system which will utilize a new septic tank to pump waste to a small mound. The lot currently has adequate parking and the proposed site plan does not make any changes to the existing parking scheme. Mr. Davis mentioned his plans to use the project for short-term rentals.

Laura made a motion to close the hearing. Terence seconded said motion.

Meeting closed at 8:00pm with deliberation to follow. A written decision will be rendered within forty-five (45) days.

Submitted by,

Laura Gorsky