

# Development Review Board/ Planning Commission

**January 8, 2015**

**Present:** Howard Hall, Zoning Administrator Ed Hanson, Kirsten DeLaCruz, Mary Rudd, Jim Darragh, Committee Chair David Raphael, Heidi Mahoney, Teena Hayden

**Others present:** Joe Bogan

## **DRB**

### **Old Business**

At 7:04 p.m. DRB convened. December's minutes were reviewed. Mary Rudd motioned to accept the minutes Heidi Mahoney 2<sup>nd</sup>. Unanimously approved. October's minutes were tabled due to a lack of a quorum. Joe Bogan inquired about Vorsteveld Farms' intended use of a house being moved on Arnold Bay Rd. He was assured that the house will be permitted as an approved conditional use as farm labor housing only and that all permits will be in place. Mary Rudd asked Zoning Administrator Ed Hanson what the status is of the empty trailer on Pantan Rd. Zoning Administrator Ed Hanson said the issue was with the Select-board. Howard Hall informed the Board that the Select-board is seeking legal counsel to grant an extension to the property owner as the property owner has asked for an extension till May 1, 2015 because they want to dismantle the trailer. Zoning Administrator Ed Hanson stated that there is still a notice of violation concerning the trailer.

### **New Business**

Zoning Administrator Ed Hanson issued a briefing packet for an application from James and Pamela Farnsworth requesting the Board's approval of a minor boundary-line adjustment to their property on Vermont Route 22A and an application from Lynne Poteau appealing the content of the Administrative Officer's advisory letter of December 14, 2014 relating to the status of an unpermitted curb cut on her property on Ridgeline Rd. These two applications will be heard in February's DRB meeting. He also informed the Board that he has received an application from Gregg Link on Allen Rd. requesting a permit to build a detached accessory storage building and put an accessory dwelling in the upper story of the building on his property. Jim Darragh motioned to adjourn the DRB Kirsten DeLaCruz 2<sup>nd</sup>. Unanimously approved. DRB adjourned 7:37 p.m.

## **PC**

### **Old Business**

At 7:37 p.m. PC convened. December's meeting minutes were reviewed Jim Darragh motioned to approve the minutes Mary Rudd 2<sup>nd</sup>. Unanimously approved. October's minutes were tabled due to a lack of a quorum. The proposed draft of Farm Labor Housing regulations was reviewed. Heidi Mahoney raised the question of the need to define the term bunkhouse in the regulations. Zoning Administrator Ed Hanson stated that the definition would be in the Environmental Protection regulations. He will check on it. The term bunk house/dormitory will be defined. Heidi Mahoney asked that the use of campers and RVs' be defined in the regulations. A definition regarding campers and RVs' will be included in the regulations. Zoning Administrator Ed Hanson stated that a reasonable regulation is that campers and RVs'

should be parked on farm property and not used and that the farm workers should be housed in approved buildings. Zoning Administrator Ed Hanson inquired as to the wording of the PUD provision. Committee Chair David Raphael explained that in the event of sub-division of several farm labor houses they could come under a PUD. The wording will be clarified. Concerning other old business Committee Chair David Raphael reminded the PC that rewording the regulation concerning sketch plan review is necessary, the definition of any sub-division of greater than three lots would be required to go through a PUD, the insertion of a clause concerning non-conforming lots and review and update of the wording of in-home cottage industry occupation is also necessary.

#### **New Business**

Teena Hayden announced she will be resigning from the DRB/PC in March 2015. Jim Darragh motioned to adjourn the PC Kirsten DeLaCruz 2<sup>nd</sup>. Unanimously approved.

The next meeting of the DRB/PC will be February 5, 2015.

Respectfully submitted,

Marjorie Huff,

Clerk