

DRB Minutes: 07/26/2023

Members Present:

Jay Gonyaw  
John  
Agathe  
Dennis

Others present:

Jim Mulkin	Larry & Nancy Sisson
Valerie & Sean Pilker	Laurie Souliere
Stacey Therrien	Tanith Kirkley
Debra & Richard Gosselin	Scott Moore
Mike Welch	Jenna O Farrell
Nancy Powers	Gary Guillespie
Matt Houghton	Patrick Hurley

John called meeting to order @ 18:32 PM and reads the public hearing  
Agatha made motion to approve minutes Dennis 2<sup>nd</sup> - all in favor.

First item on the agenda was for Gary Guillespie Application #23073 for a State Permitted subdivision of an existing 7.2 acre lot. The subdivision would consist of building a road and infrastructure, power, water, & sewer within the deeded easements as presented in the permit application to create four approved lots.

Dennis questioned the map not being drawn by a surveyor. Matt Houghton, of All System Septic Design used the surveyed parameter pin locations for the drawing. The DRB decided to accept the drawing as submitted however upon approval of permit, an official survey on Mylar would have to be filed with the town clerks office. Dennis asked about the listed wetlands and Matt indicated that Mr. Parsons, a State listed Ecologist, marked out the boundaries with Ms. Morrison of the VT ANR and are depicted on the plan.

Local abutter had questions about the easement for the power and was concerned that the power would be installed more on her property and not within the listed easement. It was assured by Mr. Guillespie that the power, in coordination with Vermont Electric Coop (VEC), that the utilities would be installed as indicated on the site plan submitted with the application.

An additional property abutter had concerns about the building of the road and the clean-up and restoration with the project. It was pointed out that VEC was currently upgrading one vault and due to the local flooding and storms, VEC has not been able to clean up around the area of upgrade. It was agreed upon and included as a condition, that Mr. Guillespie would restore the areas of disturbance back to the original state or mutually agreed upon by the affected abutter.

After more questions & concerns about unrelated items to the permit application, Frank, the zoning administrator, indicated that the DRB cannot give legal advice regarding property boundary issues, its responsibility is to merely address the permit application as presented, and if they had more concerns, they may want to consult an attorney.

John reads typical and routine conditions and whether they apply and/or have been met. All have been satisfied with the following conditions.

1. 30 day appeal process
2. Retain all Vermont Permits
3. Disruptions in soils will be restored back the original state or mutually agreed condition
4. Approval of subdivision is contingent on development being completed as depicted in the map presented to the DRB.
5. Within 180 days of permit approval a Mylar will be filed with the City Clerks Office.
6. Water and wastewater allocation will be obtained from the City of Newport.

Agathe Makes a motion to pass permit #23073 as submitted, with the listed conditions. Jay 2<sup>nd</sup> All- in Favor

John Reads application 23074 – presented by Mr. Jim Mulkin for the change use of a commercial property. Northeast Kingdom Action plans to move the child head start program into the property located on 76 Lakemont Road. All requirements have been met. The initial design was showing a 4-foot fence along the bike path where the children will be playing. It was suggested to increase the fence on that side to 6-foot, for security purposes. The site will require 40 parking spaces and will be adding adequate down lighting with the parking lot.

Following conditions:

1. 30-appeal period
2. Need a letter from PWD for additional water allocation
3. Receive any and all state permits

Agathe make motion to pass the permit application #23073 with the listed conditions. Dennis 2<sup>nd</sup> – All- In-Favor.

#### OTHER BUISNESS

Interview for DRB alternate position

Jay made motion to adjourn and Agathe 2<sup>nd</sup>.

Unanimous vote of yes and meeting was adjourned.

Not official until approved

Respectfully submitted, Jay Gonyaw Secretary Developmental Review Board

