

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne, Claude Rainville, Nick Hibbard

Public Present: Colin Smith, Erica Smith, Jason Barnard, Valerie Urgo, Lauren Pollitt, Nick Hadden, Faith Hadden, Mike Jarvis, Norm Stienhour, Skip Taylor, Z.A.

SITE VISIT, GENERAL and HEARING MINUTES:

6:00 – SITE VISIT AT 230 HUNTVILLE ROAD – observed driveway access, proposed culvert at driveway, septic locations and home locations and property corners. Observed ledge outcropping.

6:55 PM- J. Heyer called the meeting to order.

6:58 PM- M. Dufresne moved to accept the General Meeting Minutes from September 2, 2015; M. Varney 2nd. All in favor.

7:00 PM- Hearing: **Request of Colin T. Smith & Erica S. Smith for boundary adjustments and the creation of a fourth lot within the three adjoining parcels located at 230 Huntville Road (Parcel ID HV0230).**

J. Heyer called the Hearing. Introductions were made, the warning was read, and parties were sworn in. S. Taylor re-capped the initial recessed hearing. S. Taylor presented his summary based on his administrative review. The existing 2 acre lot is being changed by about 2ft, and 2 parcels are being re-partitioned into 3 parcels. An email from Jason Barnard on why the lots are shaped the way they are was presented. N. Hibbard expressed concern over irregular lot size. There was ample discussion on the lot size and shapes and driveway locations. S. Taylor interjected that the DRB was analyzing the design choices which are not part of the regulations. The lots are irregular to go with topography.

PUBLIC INPUT: V. Ugro asked about waste water shields and it was explained that the purpose of the shield is that you can't put a well in that shield area. She also expressed concern about water volume and quality if other wells were put on the same plain. She also has concern about her property markers and their accuracy.

L. Pollitt spoke about a clause in the deed that discussed limited development. She explained that she bought her property because she knew that the adjoining lands wouldn't be developed as well as hers.

F. Hadden mentioned environmental impact on wildlife.

The DRB explained to the public expressing concerns that their concerns were outside their jurisdiction. The DRB's responsibility is limited to making sure that the proposed boundary adjustment and subdivision meet the Fairfax Regulations. The other issues were State and attorney items that are unable to be considered in a DRB hearing. S. Taylor discussed his conversation with G. Baxter a Senior Attorney at the Vermont League of Cities & Towns (VTLC) and his legal opinion provided, regarding issues beyond the DRB's responsibility.

8:00 PM- S. Taylor read the Facts and Findings of the Administrative Review as well as the recommended conditions.

8:04 C. Rainville made a motion to accept the Administrative Review as presented. N. Hibbard 2nd. All in favor.

Discussion with the public regarding other avenues they might choose to address their concerns.

8:11 PM – C. Rainville moved to adjourn the meeting. N. Hibbard 2nd. All in favor.

Respectfully submitted,
Amber Soter, Zoning and Planning Assistant

Signed: _____ **Date:** _____
For the Development Review Board