

**Town of Wolcott, Vermont
Development Review Board
Minutes of Meeting**

Date of Meeting	01-08-2020
Date of Draft	01-10-2020

All minutes are draft until approved by the Development Review Board.

Approved: _____ Date _____

Present at the meeting: Planning and Zoning Members: Present = X

Maxfield English	DRB/PC	X		
Chad Roy	DRB	X		
Bill Cotten	DRB	X		
Bruce Wheeler	DRB/PC	X		
	DRB			
			Tom Martin Zoning Adm.	X

Others Present; Steve & Julia Hoogasian, Joe Hester Ingram, Gene Ewen, Diane Olson.

6:15 PM #2220S Steve & Julia Hoogasian – 3 lot Subdivision

Steve & Julia presented;

- Application #2220S to subdivide a 522 acre parcel. Owners will sell an existing house with 30 ac, offer a 10 ac lot and retain 482 acres. All parcels will be accessible via a private road.
- A copy on Forest Management Plan showing the proposed subdivision.

Interest parties presented;

David Ely submitted letters opposing the use of the access road that he has a shared interest in.

Richard Drew expressed concerns about sensitive environmental eco systems and wildlife habitat and asked that some conservation planning be considered.

During discussing, it became apparent there was insufficient information to allow this hearing to continue as a Subdivision Plat review under Section III 3.02. The hearing proceeded under Section III 3.01 Subdivision Sketch Review. During that discussion it was decided that the existing access met road frontage requirements to subdivide 30 acres with the existing dwelling and no additional lots were needed. The issue with the current access road that is shared with Mr. Ely will need to be resolved for final approval of road frontage requirements.

Motion by Max seconded by Chad approved by all to recess the hearing for applicants to submit the required Subdivision Plat for review and consideration of approval, with following conditions;

1. Submission of a completed Mylar that meets the requirements of Section III 3.02 Subdivision Plat Review 2. a. b. d. (2) copies of proposed deeds, agreements of open spaces, reserved significant natural resources.
2. Section 4.01 Dimensional Requirements (2) including a deeded right of way/easement of at least 50 feet wide with the creation of a road association outlining maintenance responsibilities.

Hearing was recessed to February 12, 2020 6:15 PM at the Town Office.

7:20 PM #2221S William Dustan & Jim Ezrow – Sketch Plan Review

Applicants submitted by mail, a site sketch of a 12.8 acre parcel currently owned by 2 parties each having a 50% interest. The parcel is 340' wide and 1460' long. To divide it lengthwise as shown on the sketch may not meet Dimensional Requirements, meaning the width must be 20% of the length; the proposed lots will only have 8.5% width.

Zoning Administrator was asked to converse with the applicants on alternate plans to better utilizes their property.

Respectfully submitted

Tom Martin,
DRB Clerk