

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

Date of Meeting	6-23-2021
Date of Draft	6-25-2021

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

Approved: _____ Date _____

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

Maxfield English	DRB/PC	X		
Chad Roy	DRB/PC	X		
Jim Robert	DRB/PC	X		
Bruce Wheeler	DRB/PC			
Ryan Ewell	DRB/PC	X		
			Tom Martin Zoning Adm.	X

Others Present; Matt Reed, Linda Cote, Barbara Von Schlegell, Tony Risitano, Brayton Marvell, Joe Haskell, Denise Ashman. Sedpil/Water unidentified others: Ipad2, Hanna VS, Galaxy A10e

6:17 PM #2284S Philip & Linda Cote – 2 lot Subdivision.

Matt Reed & Linda Cote presented; **Zoom Meeting**

Application #2284S For a 2-Lot Subdivision of 38.41 acres. Owner wants to divide lot #2 of 2 acres with an existing house and outbuildings, and retain lot #1 of 36.4 acres. This is lot 1 of previous 93.31 acre subdivision #1944S, Survey #30D

- A Preliminary Plan by Matt Reed Land Planning Services LLC showing the proposed 2 lot subdivision.
- Wastewater permit # WW-5-8579 for approved existing wastewater system and Notice of Permit Requirements for lot #2
- Delivered after Hearing; letter from Northern Rivers Land Trust (NRLT) Chair Jack Travelstead that approves the sale of existing house and 2 acres “conditioned on the seller obtaining all permits required for subdivision and obtaining a recordable survey of the proposed new lot that has been approved by the NRLT.” The approval is further conditioned on the new deed containing the following: a reference that the house and 2 acres are subject to the terms of the original conservation easement.

Barbara Von Schlegell & Brayton Marvell questioned the legality of building in the conservation areas.

Motion by Jim seconded by Ryan to approve Subdivision Application #2284S with following conditions;

1. Section III 3.02 Subdivision Plat Review. Submission of a completed Plat on Mylar for 2 lots that meets the requirements including, existing sewage systems, wells, culverts. Wetlands, prime agricultural soils, power line or easements, date of drawing and true north arrow.
2. Section 4.01 Dimensional Requirements. Irregular shape approved due to tree line.
3. Section 4.03 Usable Lot Requirements.
4. Letter of approval from Northern Rivers Land Trust.

Hearing was closed 7; 10 PM

Respectfully submitted

Tom Martin, DRB Clerk