

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, February 23rd, 2017
6:30 p.m.**

On Thursday, February 23rd, 2017 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Vice Chair, Jeff Jewett, Clerk, Bruce Thompson, Arthur Omartian, Mike McKennerney, and Zoning Administrator, Becky Perron

Absent: Chair, Brent Brigham, Tom Stanhope

Vice Chair, J. Jewett called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of David Bessette & Anthony Bessette requesting a 3 lot subdivision in accordance with Sections 206, 209 and 402 of the St. Albans Town Unified Development Bylaws. The property is located at 2162 Dunsmore Road in the Rural District and owned by the Applicants.

The application was represented by Michael Gervais, surveyor and septic designer and David Bessette, owner.

The applicant is proposing to subdivide a 54 acre lot on the east side of Dunsmore road into three separate lots. The first lot is proposed to be a 1.84 acre lot with the existing single-family home and barn. The second lot is proposed to be a 1.84 acre building lot. There are no building or development plans at this time, but the applicant is still obtaining State wastewater and potable water permits. There is an existing overhead utility easement; no new easements are being proposed. The other 50 +/- acres will remain farmland.

A. Omartian asked where on the lot the existing house was situated. D. Bessette pointed the house out and explained the house was built before setbacks were created. A. Omartian was curious how deep the well for the existing house is. D. Bessette was unsure, but stated the well for the farm is over 1,000 feet deep.

J. Jewett asked if the applicant had approached the Town for a curb cut. He has not. B. Perron explained that is something the Public Works Director will review and give if necessary. If a culvert is needed the applicant can generally buy one at Town cost.

J. Jewett stated the Board would try to make a decision in deliberative session. J. Jewett asked if there was any other business for open session. B. Perron explained Collins Perley would like to construct a garage addition. She wondered if, in the Board's opinion, the Board would consider the application a minor amendment. The Board discussed minor amendments and agreed the applicant should come before the Board.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:45 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 7:00 p.m. J. Jewett seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to approve the Application of David Bessette & Anthony Bessette requesting a 3 lot subdivision in accordance with Sections 206, 209 and 402 of the St. Albans Town Unified Development Bylaws. The property is located at 2162 Dunsmore Road in the Rural District and owned by the Applicants with the following conditions: to accept the findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated February 7th, 2017. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: B. Thompson made a motion to accept the minutes from the DRB meeting dated February 9th, 2017. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: M. McKennerney made a motion to come out of deliberative session and adjourn the DRB meeting at 7:07 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,

AJ Johnson, Administrative Assistant

Jeff Jewett, Vice Chair

Bruce Thompson, Clerk

Mike McKennerney

Arthur Omartian