

Moretown Development Review Board

Minutes of DRB Hearing Held Thursday, March 8, 2012

Application No. 12-04: Carl Wimble on Behalf of Robert Wimble for Two-lot
Subdivision on Northwest Side of Moretown Common Road, Parcel ID No. 07-037.000

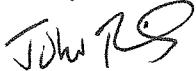
John Riley called the meeting to order at 6:35 PM. Present were Carl Wimble for his father, Robert Wimble. Also, proposed purchaser of Lot 4 consisting of 18.09 acres, Morgan Hallock. Adjoining land owner, Rick Worrell, was also present. For the Board, John Riley, Erick Titrud, Jim O'Neil and Paula Mastroberadino (alternate) filling in for Tom Badowski. The proposal is to create the new lot (Lot 4) to be accessed by a 50 foot right of way from Moretown Common Road, the right of way to be on retained land of Mr. Wimble. The right of way also contains a utility easement in favor of a lot westerly of the proposed new lot. The gravel access road has been constructed and above ground electric line with phone and internet installed. The traveled way of the access road is approximately 16 feet. An application for on site water and wastewater systems For Lot 4 is pending with the Agency of Natural Resources. At the hearing Carl Wimble presented a map dated February 21, 2012 by Grenier Engineering showing additional detail, including locations of proposed water and wastewater systems.

Moretown does not have subdivision regulations. Because the application involves proposed development on a lot not having frontage on a Class One, Two or Three highway it is subject to approval by the DRB with the Board to consider intended use, safety, traffic, lot configuration and road and site conditions. Ordinance section 4.1(A).

Paula Mastroberadino made a motion to approve the proposed subdivision on the conditions that it be completed in accordance with the application and plans submitted, and that once a new residence is constructed, that the access road be maintained and plowed in winter so that emergency vehicles can access the residence all seasons of the year. Erick Titrud seconded. All approved.

There being no further business, the meeting adjourned at 7:10 PM.

Respectfully Submitted,



John Riley, Acting Clerk