

Moretown Development Review Board

Minutes of DRB Hearing Held July 12, 2012

The Moretown Development Review Board met July 12, 2012 to consider Application #12-14 of Chris and Linda Joyal for a shed located at 1869 Hog Hollow Road, Parcel ID# 04-024.000. The application required approval of the DRB under zoning regulation Section 4.1(A) which requires that development on lots which do not have frontage on a maintained class road only occur with approval of the Development Review Board.

Present for the Board were Tom Badowski, Erick Titrud, David Russo, John Riley, and Jim O'Neil. Also present was Zoning Administrator Deborah Feldman, and applicants Chris and Linda Joyal.

The Joyals have an existing residence on a 20 acre parcel with frontage on Hog Hollow Road which in that location is Class 4. They seek a permit for a "wood shed" with dimensions of 24 feet by 22 feet. The shed's initial use is associated with an upcoming wedding and is expected to be used for storage thereafter. The proposed location is approximately 230 feet from the road and well within setbacks. This appears to be a typical accessory structure and will not significantly alter the existing residential use of the parcel.

Tom Badowski moved to approve the application as presented. Jim O'Neil seconds. All in favor.

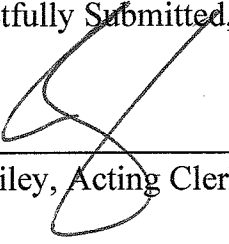
The second application which has been warned for tonight's meeting, that of Ben Falk has been withdrawn, such that the Board need take no action.

In other business, the Board discussed its role in reviewing accessory structures for existing approved uses which don't have frontage on Class 1, 2 or 3 roads. So long as the accessory structures otherwise meet zoning requirements (that is they qualify as accessory structures, and meet dimension and setback requirements) there seems little purpose in the Board reviewing such applications. It puts the applicant to additional cost of application fees, notice to neighbors, and publication of the warning. Tom Badowski moved, and Eric Titrud seconded, that the Board suggest to the Planning Commission that the zoning ordinance be amended to specify that such applications can be acted upon by the zoning administrator who can determine, as with any application, that setback and dimensional requirements are met. All approved.

The Board also discussed preparation of minutes. Until the Board locates a recording clerk, members of the Board will alternate taking and preparing minutes.

With no further business, the Board adjourned at 7:40 PM.

Respectfully Submitted,



John Riley, Acting Clerk