

## Moretown Development Review Board

### Minutes of DRB Hearing Held April 4, 2013

Members of the Board present: Erick Titrud; John Riley; Tom Badowski; Eric Howes (Alternate) and David Russo.

Application #13-04 - Leslie Russell for 4 lot subdivision on Maple Ridge, off Moretown Common Road, Parcel ID #07-042.001.

Guests present: Leslie Russell; Lawrence and Lara Seaberg; Michael Moreli. Leslie Russell is subdividing a 48.9 acre parcel off Moretown Common Road. Previously, Ms. Russell sold her prior residence to the Seabergs at 2110 Moretown Common Road with 8.3 acres, retaining balance of 48.9 acres which includes frontage on Moretown Common Road. There is to be a common 50 foot right of way providing access, known as "Maple Ridge", with three house lots ranging in size from 7.7 acres to 18.9 acres. A fourth lot (Lot 5) will serve as common land for the three houses and contain the access road, a pond, and other acreage.

Under Ordinance §4.1 as this involves development which is not serviced by a Class I, II or III Town Road it requires review and approval by the Development Review Board.

Ms. Russell indicated that on-site water and wastewater permits from the Agency of Natural Resources have been approved, and a copy of the permit filed with the Zoning Administrator. Also, she states a Storm Water Permit has been obtained for the project. The perimeter boundaries of the parcel have iron pins marking corners, but the individual lots have not been so designated at this point in time. Ms. Russell indicated that she anticipates establishing covenants for the lots which will address such things as maintenance of the access road, common land and pond, and will restrict additional subdivision of the newly created lots.

Michael Moreli asked if the subdivision was consistent with deed covenants already applicable to the parcel. Ms. Russell explained that this parcel isn't so restricted; there are adjacent parcels to the north and east of Moretown Common Road which are subject to such covenants.

Site distances at the Moretown Common Road appear adequate and the Town has previously approved a curb cut for the Maple Ridge access road.

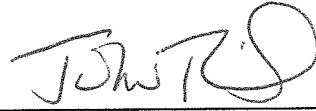
Tom Badowski moved that the Board approve the Subdivision Plan as presented (that is with the 50 foot wide right of way and lots as shown) on the condition that once a residence is constructed that the access road be sufficiently maintained, including snow

plowing, to allow access by emergency vehicles all seasons of the year. Also, the condition that the lots as laid out in the Plan have corner pins placed within 120 days of the issuance of the Board's decision. Erick Titrud seconds. All approve.

Respectfully submitted.

4-8-13

Date



John Riley, Acting Clerk