

Town of Moretown Development Review Board
79 School Street, Moretown, Vermont 05660

Minutes for Hearing Held June 28, 2018

No. 18-10: Application of Sarah and Stephen Slatter to Construct Accessory Dwelling at 355 Henning Road

The meeting was called to order at 6:30 PM. Present for the Board were David Russo, Paula Woods and John Riley. Sarah and Stephen Slatter were present with their daughter Melanie. Also present for Applicants was Peter Lazorchak, P.E.

The Slatters own an existing residence on one acre on Henning Road. They acquired the property in 1984. A few years later they acquired five additional acres which are contiguous. The parcels are separate lots but receive a single tax bill.

The application is to construct a second residence for the Slatters' adult daughter Melanie on the one acre parcel. The two residences will share the existing well. A septic system for the new residence will be constructed, with the leach field located on the adjoining five acre parcel owned by the Slatters. Peter Lazorchak presented the site plan. A separate driveway will be utilized for the new residence. The Applicants have not received a curb cut approval from the Town selectboard, but the location was reviewed by Road Foreman Martin Cameron who did not see issues given Henning Road is a dead end with few residences.

The location of the new driveway follows an existing right of way which benefits the large timber parcel presently titled in Catamount Timber (formerly Bigelow). The right of way has also been utilized by the power company to access the large transmission line that passes to the rear of the Slatter property.

David Russo noted Ordinance Section 4.1(b) states no lot shall be served by more than one access driveway unless otherwise permitted under conditional use review. Although the hearing was not warned with this as an issue, the Board decided it could conduct the conditional use review under 4.1 in the context of the current application.

The site plan does not provide dimensions for the new residential structure – only that it would be less than 1,050 square feet. This is the maximum allowed for an accessory dwelling. The Applicants stated the anticipated dimensions are 24 x 28 feet. They are contemplating a two story structure, possibly with a cupola. It was noted that in designing the residence Applicants should keep in mind height requirements set forth in Section 4.5 of the Ordinance.

Next the Board reviewed Section 3.1 which addresses accessory dwelling units. An exception to the general rule that there be only one principal structure per residential lot is that an accessory dwelling is permitted which can be detached from the single family dwelling. It is defined as an “efficiency or one bedroom apartment, . . . that is clearly subordinate to a single family dwelling; and has facilities and provisions for independent living. . .”. The Ordinance further requires that the owner occupy the primary or accessory dwelling; that there be sufficient wastewater capacity; the unit does not exceed 1,050 square feet; and applicable setback, coverage and parking requirements are met.

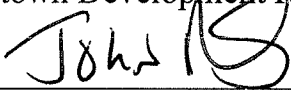
The Applicants confirmed the new dwelling will have one bedroom. The Applicants had previously indicated a wastewater permit has been requested but has not issued.

John Riley made a motion to approve the application as presented with the condition that the residence be completed as presented and that before construction Applicants obtain a State wastewater permit permitting the additional residence on the lot. The motion was seconded and approved unanimously by those present.

John Riley advised Applicants the minutes of the Board’s hearing will serve as its decision in this matter, and a copy will be sent the Slatters by certified mail. A courtesy copy will be emailed to Peter Lazorchak. There being no further business the meeting adjourned at approximately 7:20 p.m.

Respectfully Submitted,

Moretown Development Review Board



John Riley, Acting Clerk