

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

Application No. 20-01 of Douglas and Cynthia McIntosh for  
Two Lot Subdivision Off Stevens Brook Road

Minutes and Decision With Respect to Hearing Held February 20, 2020

The meeting was called to order at 6:30 PM. Present for the Board were John Riley, Craig Oshkello, and Paula Woods. Present for the Applicant was Doug McIntosh.

Prior to the hearing Board Members received a copy of the Application and a sketch plan showing the proposed subdivision.

The Plan was created from the Applicants' Current Use Plan. They own approximately 90 acres with a few acres in the vicinity of their residence excluded from enrollment. The Plan shows Highland Drive. Mr. McIntosh described the driveway as approximately 2,200 feet in length. It is sufficiently narrow that in most locations it is difficult for approaching vehicles to pass one another.

The present Application is to create a retained lot to the rear of the parcel containing the McIntoshs' existing residence, and a 35 acre front lot for possible development. Doug McIntosh indicated that under deed covenants only one residence is permitted more than 600 feet from Stevens Brook Road (their current home). Two additional residences are allowed within 600 feet of the road. At this point in time Applicants are only proposing one subdivided lot.

The sketch Plan does not contain a scale, have a date, north arrow, or legend. The proposed project boundaries are only approximately shown. Mr. McIntosh had with his file a copy of a survey titled "Rural Land Partners, Inc. Route 100B, Moretown, Vermont" dated January 1997, prepared by Tami Bass, L.S. A photocopy was made of the survey which shows boundary corners of the new 35 acre lot. Doug indicated the southwesterly corner of the new parcel will be 180 feet from an iron rod set which marks the southeasterly corner of a parcel consisting of 10.3 acres which was to be conveyed to Douglas White according to the Survey. That point was labeled in blue, and a boundary drawn which Doug indicated would be the new common boundary between the two lots. The Board accepted the map into evidence.

Presently Moretown's subdivision standards are an interim bylaw. Both lots are within the Agricultural-Residential District and meet minimum size requirements. Under Section 6.2(G) within six months of approval Applicants must file with the Town three copies of the Plan, and the final plat to be signed by an authorized representative of the DRB, for recording in the land records.

The subdivision creates a lot which does not have frontage on a Town or State highway. Under Section 4.1(A) the lot needs DRB approval with the Board to consider intended use, safety, traffic, lot configuration, and road and site conditions.

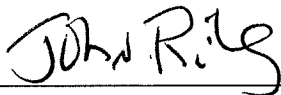
Upon questioning, Doug McIntosh indicated that the road is well-maintained and of sufficient width that fire and other emergency vehicles can access it all seasons of the year.

A motion to approve the subdivision as shown on the Exhibit was made and seconded. A condition for approval is that the Applicant maintain the private way known as Highland Drive to be accessible by emergency vehicles all seasons of the year. The motion was unanimously approved.

There being no further business the meeting adjourned at approximately 7:15 PM.

Dated this 25<sup>th</sup> day of February, 2020.

Moretown Development Review Board



John Riley, Acting Clerk