

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

Minutes of Hearings Held May 13, 2021

Because of the Covid-19 Pandemic this hearing was held by Zoom videoconference with the call-in link provided in the Published Warning and Notices mailed abutting landowners. Present for the Board were John Riley, Paula Woods and Greg Nagurney. Participation in the hearings held was as noted below in the Minutes of each of the two hearings.

Application No. 21-15: Application of Robert Wimble for 2 Lot Subdivision Off Bradley and South Hill Roads.

Present for the Applicant was Robert's son, Carl Wimble. Also Zoning Administrator David Specht. Amy and Alan Cunningham were in the meeting to participate in the second hearing. Paula Wood's husband Mike Woods (an abutter and a Moretown lister) was also present.

In advance of the meeting the Board received the Subdivision Application, DRB Application, as well as a Plan titled "Overall Site Plan, Robert Wimble, Bradley Road, Moretown" prepared by Grenier Engineering, PC, Sheet No.: 1 of 3, and dated March 9, 2021.

As an introduction to the application, David Specht noted he could have administratively approved the two lot subdivision except the access way is from a Class 4 portion of Bradley Road, and so requires referral to the DRB.

The Wimble parcel currently consists of approximately 146.3 acres with access from Bradley Road and South Hill Road. The current proposal is to create two new lots with a common access drive on retained land of Wimble which will enter Lot 2, and then split on Lot 2, with an access way continuing to Lot 1 consisting of 4.74 acres. Lot 2 as proposed will be 6.84 acres.

In his presentation Carl Wimble described how the Class 4 portion of Bradley Road has been recently improved associated with a sugaring operation on the Wimble land. The Town gave approval and the Sugarer removed accumulated topsoil from the road location, scraping down to the gravel base. There is presently a lollipop shaped access way to the sap collection tank, and this will be extended to provide the driveway access to the proposed residential lots.

The driveway will cross a stream which will need placement of a 30 or 36 inch culvert. Grenier Engineering contacted the Agency of Natural Resources which advised no State permit is required to construct the stream crossing.

Mike Woods pointed out the demarcation line between the portion of the Wimble property which is located within the Ag-Res District (minimum lot size one acre) and the Preserve District (minimum lot size 5 acres) is close to the common boundary between Lot 1 and 2. David Specht stated he had considered the question and made an administrative determination that Lot 1 lies wholly within the Ag-Res District and so is only subject to the one acre minimum lot size requirement.

The Site Plan depicts the existing overhead power line which extends up Bradley Road before turning to the right and continuing to serve properties further up South Hill Road.

Carl explained that as the developer the Applicant would construct the driveway, and extend power, to approximately the location where the drive splits, with the purchasers required to complete construction, and extend power from that location to the house sites.

From the driveway location, Bradley Hill Road continues several hundred feet before terminating at an abandoned house location on the Wimble property. A motion was made, and duly seconded, to approve the application as presented on the condition that the access roadway be constructed and maintained with a sufficient width so that emergency vehicles, including fire trucks, can access each of the residential locations all seasons of the year and the final subdivision mylar be recorded as required by the Ordinance. All voted in favor. These Minutes will consist of the DRB approval of the Subdivision Application.

Application of Amy and Alan Cunningham for Variance from Rear Yard Setback to Construct a Deck at 437 Freeman Hill Road.

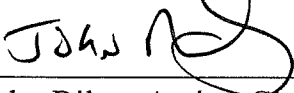
John Riley called the meeting to order at approximately 7:10 p.m. In advance of the hearing it had been communicated that only three DRB members could attend. The DRB is a five member Board and under the State statute three affirmative votes are required to take action. It has been the Board's prior policy that when short-handed Applicants should have the option of requesting that the hearing be continued to a time when a full, or at least larger tribunal, can be present and a unanimous decision is not required to obtain approval. The Cunninghams made this request, and the Board agreed and adopted a resolution that the matter would be continued to May 27th at 6:30 p.m. and the hearing would resume at that time, hopefully with a larger panel to participate.

There being no further business the meeting adjourned at 7:25 p.m.

Dated this 27th day of May, 2021.

Respectfully submitted

Moretown Development Review Board

A handwritten signature in black ink, appearing to read "John Riley", written over a horizontal line.

By John Riley, Acting Clerk