

Feb.8<sup>th</sup> 2006 Duxbury DRB report

Board members attending meeting: Randy Berno Chair, Moe Lavanway, Ken Griffith III, Wayne Walker, Zeb Towne.

DRB clerk and Zoning Administrator: Al Quesnel

Guests: Robert Townsend, Keith & Crystal Sherman (applicants) Neighbors Dwight & Elizabeth Day, Kenneth & Mary Spencer.

Chairman Berno called the meeting to order @7:10 PM.

1<sup>st</sup> order of business was to hear permit request #05-067 for a 3 lot subdivision for Keith & Crystal Sherman. All people that wished to provide testimony were sworn in. Keith than

gave his proposal for the 3 lots. 1<sup>st</sup> would be 8.2 acres 2<sup>nd</sup> would be 5 acres & the remaining 95 acres would be lot 3. He said he wanted to put a house on lot 1, planned to sell lot 2 and would keep lot 3. Subdivision didn't require an act 250 permit per Sally Baird of the Act 250 board. (copy of letter attached with permit on file.). He didn't have any further info. Randy asked the neighbors if they had any questions to ask the Shermans. Randy gave a letter from Mr Steve Grace about his concern for the road (this is also on file with the permit) Being none, he asked the board if they had any questions being none he closed the public portion @ 7:23 PM.

Board decided to come back for deliberations after the rest of the business was concluded.

2<sup>nd</sup> order of business: Approving minutes of prior meeting. Minutes were presented to board and they were approved and signed off by all members.

3<sup>rd</sup> order of business: To answer questions and give direction to John Berwick for his potential purchase of the corner lot on Spruce Street & Scrabble Hill.

Being a very unique piece of property prevents owner from doing much with bigger buildings. It can still be used as a seasonal property – but to convert to year round would require a septic system and other problems. (He has a site engineer drafting a plan) His questions were answered and present plan would be acceptable to board. (copy in file) That closed this part of meeting. Board went back to 1<sup>st</sup> order of business to deliberate.

Chair said he would entertain a motion.

Moe made the motion to approve 05-067 with the following 4 conditions:

1. Lot 2 must be 5 acres or greater
2. Lots 1&2 shall maintain a 25 foot buffer zone from the new house to the roads along driveway.
3. The applicant agrees that the road plowing will be the responsibility of the applicant and not the Town.
4. Any new lighting on the exterior of the house or grounds shall be full cutoff downcast lighting.

Zeb 2<sup>nd</sup>ed the motion all voted in favor of approval.

No other business scheduled- chair said he would entertain a motion to adjourn. Ken made motion and Moe 2<sup>nd</sup>ed.

Meeting adjourned @ 8:18.

Al Quesnel DRB clerk