

Duxbury DRB Minutes 10/10/06

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

DRB clerk and Zoning Administrator: Al Quesnel

Guest: James Cameron of Camels Hump Properties

Chairman Berno opened the meeting @ 7:20 pm. Delay was to allow the Town Clerk to get the package (development plan) for the meeting from the safe. It had been filed early.

This meeting was for James Cameron of Camels Hump Properties to come in and give The Board His plan for the future development of the property on River Road.

Randy asked Jim to explain what he wanted to do with the property.

Mr. Cameron got his site map of the area showing where he would propose the addition of 3 single family homes. He would have to purchase 1 acre of land for his plan to meet land requirement for the area. He would also have to put some fill on the 3rd lot (in the wetland) to get enough room for the building. Jim said this is permissible by State standards.

Wayne asked if 1 house could be cut from plan if a duplex were build in place of it.

Jim said he didn't want to do that as he wanted to sell the houses.

The Board members explained what would be needed for them to approve such a plan.

1. Actual location of the Town 50 foot Right-Of-Way .Check with Todd Liberty or Fred Collins to identify and flag the area.

2. Turn around area in driveway to avoid backing onto the road.

3. Reduce driveways to two.

4. Distance between buildings would have to be 8 foot to allow vehicle to go in back of home.

5. Full cut off downcast lighting for the area.

6. Re-check setbacks for housing and make sure they meet setbacks.

7. Parking for 7 vehicles (not to use right-of-way).

8. Project would go through Act 250.

No other questions from board so this Pre-approval portion of meeting was closed.

1st order of business was to set site walk and meeting for the Dennis Marshall sub-division on River road.

The site walk will be on Nov 4th @ 10 AM.

Meeting will be @ 7 PM @ Town Meeting Room. All interested parties are invited to attend.

2nd order of business was to approve the minutes for the prior meeting. Board read the minutes and made the necessary corrections so they could sign off. Minutes were approved by all members.

3rd order of business was for any new business to come before board. No new business.

Wayne made motion to adjourn meeting, Moe 2nded motion, All approved.

Meeting adjourned @ 8:57 pm.

Al Quesnel

DRB Clerk & Zoning Administrator