

Duxbury DRB Minutes 12/12/06

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

DRB clerk and Zoning Administrator: Al Quesnel

Guests: James Cameron of Camels Hump Properties, Dennis Marshall, Doug Boyden, & Peter Lazorchak.

Meeting was called to order @ 7:05 pm by Chair Randy Berno

1st order of business was the hearing of application # 06-046 Sub-division of a 1 acre Parcel of land from the property of Dennis Marshall on River Road.

Randy swore in Dennis & Jim.

Randy asked Jim to give a brief description of the sub-division. He said that he needed the 1 acre to build the 3 houses that he had planned for the area.

Jim also stated that Dennis owns 186 acres and he would buy 1 or 2 depending on what he needed. Also the sub-division will not trigger act 250 review. The site map was presented by Jim and he showed the board the acre he planned on buying. The Board suggested that a dotted line be drawn on the map to show additional land that could be purchased if the need was there. (To complete the future project and maintain setbacks)

It was also mentioned that the land would connect what Jim has presently.

No other questions from the board so the public portion of the meeting was closed.

Randy said he would entertain a motion. Moe made the motion to approve the 1 acre+or- Subdivision of the Marshall land. Ken 2nded the motion and all members voted in favor of application.

2nd order of business:

Application # 06-051, Doug Boyden to subdivide 30 acres + a house on his property on Dovesville road. He will maintain 176.9 acres for himself and will sell the 30 acres and house. He produced the site map of the area and explained what his plans were, He also stated that he would have to get a 2nd septic site identified on map The board had questions where the right-of-way would be for the portion of land he was to keep for himself. The board explained to him that land locked parcels could not be created so he would need the row shown on site plan. He was also told that the plat had to be filed within 90 days or the project would have to be redone. No other questions from the board so public portion the meeting was closed

Wayne made the motion to approve the sub-division with the following conditions:

Site plan must identify the 50' R.O.W.

Site plan must identify the 2nd septic location

Moe 2nded the motion and all members voted in favor of application.

3rd order of business:

Application 06-049 Emmett Hughlett property on Marshall Road. Still provide Hughletts with 5.3 acres sub-divide a 3 acre parcel of land on Latulips border to be sold to them to

increase their lot to 7 acres. (This is a 5 acre requirement area.) No other questions from the board so public portion of meeting was closed.

Wayne made the motion to approve the sub-division and Moe 2nded. All voted in favor of the sub-division.

4th order of business was to sign of minutes of prior meeting, this was done.

5th order of business was to schedule site walk for sub-division of Mogensen & Duvall property on Richardson Road.

The site walk will be on Jan 6th 2007 @ 10 AM. The Board will meet @ Zeb Towne property on Richardson Road.

The Hearing will be on Jan 9th @ 7 PM in the meeting room. By Town clerks office.

Wayne wrote up the paperwork for the approved meetings and the board members signed off on them

No other items –chair entertained a motion for adjournment. Ken made motion and Moe 2nded –all voted in favor of adjournment.

Al Quesnel
DRB Clerk
Zoning Administrator