

Duxbury Development Review Board Meeting September 12, 2006

CORRECTED MINUTES OF MEETING 3 changes

1<sup>st</sup> for Bradford property variance was actually 25.4' +or- not 16.6'

2<sup>nd</sup> was name of Jin Cameron property – now Camels Hump Properties

3<sup>rd</sup> Ken Griffith 111 2<sup>nd</sup>ed the motion for camels Hump Properties

Meeting was held in the Meeting Room in the Town Garage.

Board Members attending: Chair Randy Berno, 2<sup>nd</sup> chair Moe Lavanway. Wayne

Walker, Ken Griffith III, And Zeb Towne.

ZA and Clerk: Al Quesnel

1st order of business: To hear the application request for Mr. & Mrs. Wayne Bradford for a variance to allow them to build a garage on their property on the Morse Road.

Randy opened the meeting @ 7:08 pm. He asked Mr. Bradford to explain what he wanted to do. Mr. Bradford explained that the parcel of land he owns is difficult to try to do anything with. He would need relief from the board to construct a garage to keep his vehicles in this winter. The site plan that was with application showed the contour of the land would require relief to allow the building. Randy asked if Mr. Bradford would plant some trees to lessen impact of the garage. Wayne said any new lighting should be full cut downcast. Both were agreed to by applicant.

Randy asked the board if they had any questions for Mr. Bradford. There was none. Mr Bradford was asked for the proof of mailings. (He had to go home to get them)

Moe made the motion to approve the permit with the following conditions:

1. Trees would be planted to soften impact of garage to neighbor.
2. Full cut-off lighting would be installed if lighting is needed.
3. Garage would be in line with the house and no closer to the road
4. Variance of 25.4 '+ or – will be granted.

Wayne 2<sup>nd</sup>ed the motion and all members voted in favor of application

2<sup>nd</sup> order of business:

Reopen 03-030 Camels Hump Properties (Jim Cameron) Randy asked Moe if he had gotten the information from the VLCT for their opinion. Moe said he had talked with Garrett @ VLCT and referred him to Brian Monahan who is an attorney with the Vermont League Of cities and Towns. Moe explained the situation to them and they said that it sounded like the 3 properties would be permissible with the purchase of the 1 acre property.

Moe also said the Town Plan would like this type of move with power and easy access to the property. Concern was that it would be a tight fit to get the 3 properties in the area. Wayne said he would rather see a duplex or a tri-Plax in the area. Also the 50' right-of-way would have to be followed. There should be no parking on the right-of-way as it is now. There was a lot of conversation on the 50' right of way. Also concern over the approval of building permits by the ZA. Al said he didn't have the authority to approve the permits and they would have to go to the DRB.

Moe made the motion to approve the 3 house addition with the 1 acre to be purchased. Nothing to be built until site plan comes back to the DRB for review.

Also the select board to designate the 50' right of way.

The vote was 1 against approval (Mr. Walker) the other 4 members voted in favor. The application passed.

3rd order of business:

Carlos and Patty Nelson for a 2 lot sub-division. They want to sub-divide lot 1 into two lots with each having approx 3.5 acres each. Wayne wanted to know where the building On lot 2 was located. By looking at the site plan it shows that the property more than meets the set-back requirement for the area.

Moe made the motion to approve the sub-division. Wayne 2nded the motion and all members voted to approve.

4<sup>th</sup> order of business:

Approval of minutes of prior meeting, Members read the minutes and all approved.

Randy said the next meeting should be on Oct 10<sup>th</sup> @ 7 pm to go over the site plan Of Green Crow. Members said they could make it.

Ken made the motion to adjourn @ 9:05 all voted in favor of it.

Al Quesnel  
D.R.B. clerk