

TOWN OF DUXBURY
5421 ROUTE 100
DUXBURY VERMONT 05676

DRAFT MINUTES

DRB MEETING 9/22/15

Members Chair W Senning, Z Towne, B McKinney ,E Ladensack

ZA & Clerk A Quesnel

Guests: See sign in sheet

Meeting called to order @ 7:02 pm by chair Senning

1st order of business: 15-035 Lavanway Sub-division

All that were to give testimony were sworn in. Proof of mailing was given to clerk.

Chair asked applicant to give overview of project. Applicant said they wanted to sub-divide their land on RT 100 (wilder Rd & Lavanway road.

DRB went over site plan and asked a couple of questions, which were answered.

No questions from jurors so Public portion tabled.

Chair said he would entertain a motion.

Ben made motion to approve the 2 lot sub-division, existing 8.8 acre parcel to form 3.66 acre lot 1 and 5.22 acre lot for lot 2. No new development planned at this time. The new plat will reflect 2 lot v/s 3 lot on present plat.

Motion to approve the 3 lot sub-division on Lavanway Road from Kevin existing 13.36 acre-to form 6.21 lot 2 and 1.49 acre lot 3. Also a 50' r-o-w has been created to access lot 2 at intersection of Lavanway Rd & Rt 100. Approval conditional on plat and deed to reflect the location of 50'R-O-W which was not shown on site plan. (Can't create a non-conforming lot.

Zeb 2nd motion- All members voted in favor of 15-035.

2nd order of business- Application # 15-025 –Camels Hump Properties (Jim Cameron and son Jake) 3 apartment building in Rural Ag. (3.62 acres)- Building to be 2 story 2 bedroom apartments.

Also set aside 5 acres in Forest Rec for a house to be built later.

Mr. Avery had great concern with parking on the Trail that goes to his camp on the mountain. He also stated concern for the R-O-W on the trail. (This was taken care of in 2006-or 2007 by select board and Glenn Towne.

The permit application failed to mention the 3 apartment house and will be resubmitted by applicant. Also the site map needs to be updated before the meeting can continue.

The meeting was tabled until Sept 22nd to allow applicant to correct problem and resubmit amended permit application.

Reopened 15-035

Camels Hump properties new site plan had all the missing information and 3 apartment house identified. Camels Hump property owner presented all the information once again with the missing information supplied. Board had a few questions that were asked and answered. The adorners were asked if they had problems or concerns with the application. Mr. Avery Asked the same questions he asked at the last 3 meeting and was informed that everything was in order. When he got through asking questions he said he only wanted to make sure he wouldn't lose access to his property he was promised that he would have access. Public portion closed.

Chair said he would entertain a motion..

Ben made motion to approve 15-025 for conditional use and construction of new 3 residential units building and to approve sub-division of 5 acre lot from original parcel. Approval conditional on indefinite suspension of commercial storage rental units in barn, that the plat filed with the town for the sub-division show property lines and lot sizes for both parcels, that a revised site plan be provided to the town showing existing parking for the barn apartments. Also any new lighting will be low wattage down cast.

2nded by Eric – All members voted in favor—Application approved

3rd New business- Amie chair select board was present and enjoyed the meeting

4th prior minutes were passed and signed off.

Motion made to adjourn meeting by Will, 2nded by Zeb approved by all.

Al Quesnel ZA& clerk