

Town & Village of Waterbury
Development Review Board
Approved General Meeting Minutes
Date: September 3, 2014

IN ATTENDANCE:

Board Members Present: Dave Rogers, Chair; Nat Fish, Martha Staskus, Tom Kinley, Mike Bard

Staff Present: Steve Lotspeich, Town Planner; Ryan Morrison, Zoning Administrator; Patti Spence, Secretary

MEETING MINUTES:

At 6:30 p.m. the meeting convened on the second floor of the Main Street Fire Station located at 43 South Main Street (enter at rear of building), Waterbury, VT.

At 6:30 p.m. the following application was heard:

Application 19-14-V, Chesbrough Properties/Thomas Anderson for a Zoning Permit and Special Flood Hazard Area Overlay District Permit to construct a new single family dwelling within the Special Flood Hazard Area at 41 Perry Hill Road, Waterbury, VT 05676 (Tax Map #13-294.400).

After taking some testimony the application was continued to a site walk on Wednesday, September 17th at 5:45 p.m. and then a hearing at 8:45 p.m.

At 7:30 p.m. the following application was heard:

Application #39-14-T, Ripley Springs LLC, for a Zoning Permit and Ridgeline, Hillside Steep Slope Overlay District Permit for pre-development site preparation for two future single family residences on a 113-acre property off Wood Farm Road and Stagecoach Lane, Waterbury Center, VT 05677 (Tax Map #14-084.080)

After taking some testimony the application was continued to a site walk on Wednesday, September 24th at 5:00 p.m. and the hearing continued to Wednesday, October 1st at 8:15 p.m.

At 8:30 p.m. a final plat review was held:

Application #02-14-T, Blush Hill Trust, for a Final Plat Approval for the 6-lot Subdivision off Blush Hill Road, Waterbury, VT 05676 (Tax Map #13-003.000).

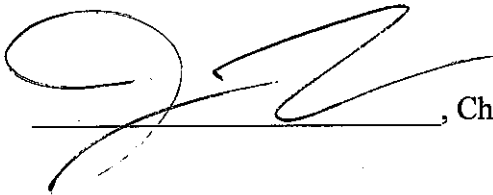
Tom Kinley moved and Mike Bard seconded to approve the final plat for the 6-lot subdivision off Blush Hill Road, Waterbury, VT 05676 (Tax Map #13-0003.000).

VOTE: Approved unanimously.

APPROVAL OF MINUTES:

Mike Bard moved and Nat Fish seconded the motion to approve the general meeting minutes of August 20, 2014 and the hearing minutes of Application #36-14-T.

VOTE: Passed unanimously.

 _____, Chair

Date: 9.17.14

THESE MINUTES WERE APPROVED ON

**Town & Village of Waterbury
Development Review Board
Approved Hearing Minutes
Date: September 3, 2014**

IN ATTENDANCE:

Board Members Present: Dave Rogers, Chair; Nat Fish, Martha Staskus, Tom Kinley, Mike Bard
Staff Present: Steve Lotspeich, Town Planner; Ryan Morrison, Zoning Administrator; Patti Spence, Secretary

HEARING MINUTES

Application for a Zoning Permit and a Special Flood Hazard Area Overlay District Permit to construct a new single family dwelling located within Village Residential (VR) Zoning District.

Permit Application #: 19-14-V

Applicant: Chesbrough Properties, LLC

Property Owner: W. Thomas Anderson

Tax Map #: 13-294.400

Location of Project: 41 Perry Hill Road, Waterbury, VT

INTRODUCTION

The applicant seeks to construct a new single family dwelling on a property that lies within the SFHA Overlay District and 100-year floodplain.

PRESENT AND SWORN IN:

Bill Chesbrough, Applicant

Tom Anderson, Landowner

Adam Kornuth, Tenant

Adjacent Property Owners:

Marvin Patnoe

Duane Alberico

Ann Marie Bove

Joe Rosckoski

EXHIBITS

Exhibit A: Application # 19-14-V

Exhibit B: Site Plan/Elevation Drawings

Exhibit C: ANR Atlas maps of property

Exhibit D: FEMA FIRM Map of the area

Exhibit E: Notice of Public Hearing, dated August 6, 2014

- Exhibit F: Letter to Adjoining landowners, dated July 31, 2014
Exhibit G: Elevation Certificate
Exhibit H: Email from Richard W. Bell, dated July 23, 2014
Exhibit I: Email from Rebecca Pfeiffer, dated August 8, 2014

TESTIMONY:

1. 5 neighbors were present who expressed concern with flooding whenever there is a significant rainfall.
2. The flooding has gone on for +/- 7 years since the nearby brook was "tampered" with and has caused annual flooding since that time.
3. The lot at 41 Perry Hill Rd. has the potential to divert the water and back up to these homeowners.
4. Tree removal on the property was raised as a concern.
5. According to the applicant the grade is not going to change.
6. The landowner is willing to swale the properties properly.
7. The landowner testified that the tenant at 45 Perry Hill Rd. will have rights-of-way across the property at 41 Perry Hill Road.

AT 7:15 p.m. the hearing was continued to a site walk at 5:45 p.m. on September 17, 2014 and a hearing at 8:45 p.m. the same evening.

Hearing Minutes Approved,

 , Chair

Date: 09.17.14

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

THIS DECISION WAS APPROVED ON

**TOWN OF WATERBURY
DEVELOPMENT REVIEW BOARD
Approved Hearing Minutes 39-14-T
September 3 2014**

Board Members Present: Dave Rogers, Acting Chair; Nat Fish; Tom Kinley, Mike Bard, Martha Staskus

Staff Members Present: Steve Lotspeich, Town Planner; Ryan Morrison, Zoning Administrator, Patti Spence, Secretary

HEARING MINUTES:

Application for Pre-Development Site Preparation in the Conservation Zoning District and Ridgeline, Hillside, Steep Slope Overlay District.

Permit Application #: 39-14-T
Applicant: Ripley Springs LLC
Landowner: SAME
Location of Project: Off of Wood Farm Road and Stagecoach Lane, Waterbury Center, VT

Present and Sworn In:
David Lachtrupp, Applicant
Joe Duffy, Applicant

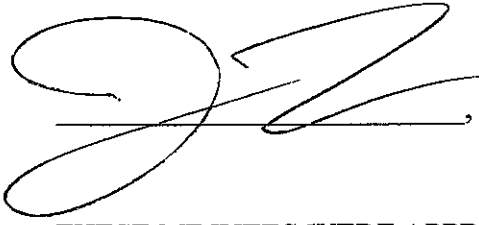
EXHIBIT LIST:

Exhibit A Permit Application #39-14-T
Exhibit B Site Plan/Erosion Plan/View Studies, dated 8/7/14
Exhibit C ANR Atlas maps of property
Exhibit D Tax Map of property
Exhibit E Notice of Public Hearing, dated 8/6/14
Exhibit F Notice to Adjacent Landowners, dated 8/15/14

Testimony:

1. The purpose for the proposed cut plan on house site #4 is to bring in more light and open up view corridor/s.
2. A concern was raised with the amount of cutting that has been previously done on this site.
3. Potentially 3 corridors would be cut, but at least 2.
4. A site walk at house site #4 was suggested.

At 08:45 p.m. the hearing was continued to a site walk on September 24 at 5:00p.m. and the hearing continued on October 1 at 08:15 p.m.


_____, Chair

Date: 9.17.14

THESE MINUTES WERE APPROVED ON