

WEST WINDSOR DEVELOPMENT REVIEW BOARD

Minutes

August 18, 2020

Present: Shannon Harrington, Dick Beatty, Jane Hoisington, Barbara Truex, Bruce Boedtke, Kelly Donnell, Randy Perry, Michelle & Wyatt Kniffin, Martha Harrison, Terry & Deb Shearer

1. Site Visits: (6:00 PM) at 423 Yale Heights. (6:15 PM) 10 Sugarbush Road. Dick joined via zoom and did not participate in the site visits but had been to both properties previously.
2. Reconvene at Town Hall– DRB Chair, Shannon Harrington called the meeting to order at 6:48 PM
3. Changes or Additions – Addition: Engineering letter on Schofield bridge.
4. Public Comment—None
5. Public Hearing 2748–DRB Chair, Shannon Harrington read the hearing warning. No member reported any ex-parte communication. Kelly Donnell, Randy Perry, Michelle & Wyatt (participating via zoom) were sworn in. Kelly Donnell gave an overview of the project. When she brought the property there was an existing logging road and she is proposing a plan to use the lower part of the existing road as the beginning of the driveway and reworking the upper part to decrease the finished grade. Barbara asked Randy if he will re surface the existing road. Randy said when the whole driveway is complete, he will put on a finished surface. He commented that the original logging road that was put in over 10 years ago has held up well; the width of the lower portion will not need to be widened. Shannon asked how Randy was going to handle the portion at point “C” on the plans, where the driveway was to diverge from the old logging road. She commented that the drainage from a whole area of fill looked like it would go right down to the Kniffin’s property. Randy explained he was going to take out the old road make a swale from the culvert to the ledge. There would be another culvert to the above ledge. One culvert will take care of all the drainage. He added there may be the need for a second culvert higher up but wouldn’t know till he got up there. Dick asked what would happen to the existing road above point C where the project design diverges? Randy said road above “C” would be abandoned and reseeded. Shannon asked what erosion control measure will he use during construction? He said he would adhere to the guidelines. He will stabilize any disturbed areas seed them. Randy said knew one of the Kniffin’s concerns was the unsightly wall of rock they could see leftover from the building of the logging road. Bruce suggested screening, perhaps pines. Randy agreed. In response to a question about the existing logging road Deb noted that besides steep terrain on the property, the permit history parcel is one of the reasons the driveway merited a DRB hearing. In 2010, DRB decision #2146 found the property owners were in violation of permit # 2146 to build a logging road. The property owner was required to restore the property in accordance to a forestry plan agreed upon by the DRB. The forestry plan was implemented and completed to the DRB’s satisfaction and the property is no longer under violation. However, the decision also stated, “if a valid zoning permit for the reconstruction of the road is not obtained, the road shall only be used for logging or timber management”. Dick said as long as the driveway plan meets the current driveway standards the plan should be approved. There was discussion that the standards for driveways are somewhat vague as they refer to needing to meet the B-71 standards. Shannon said the B-71 standards are only for curb cuts and a short transition area before it meets the public way. Bruce said the planned driveway does meet the current standard as the grade does not exceed 25% which is very steep, but in the future the grade percentage might want to be revised. Shannon asked the Kniffin’s if they had any questions for the Board or applicant. Michelle asked about the closest distance the driveway would be from their property line as they didn’t have the plans in front of them. Bruce said the plan indicated it was 25 feet from the property line. Wyatt said their original issue with the development (logging road) was around point C on the plan. That road resulted in an unsightly wall of rocks and ledge. Randy said he could regrade that area into a more natural slope and that was where they could place the pines for screening. Wyatt said would like to see that area regraded but pine trees for screening don’t really fit into hardwood landscape. Randy asked Wyatt how close to their property line he could come when he was re grading the wall area. Wyatt said he could grade right up to the property line to make it look better. Shannon asked if there were any further questions, hearing none she closed the hearing at 7:16 pm. The DRB deliberated in public. **Shannon moved approve application # 2747 by Kelly Donnell to construct a 1,256-foot driveway at 10 Sugarbush Road based on materials presented and testimony provided. Jane seconded motion passed with unanimous approval.**

6. Public Hearing on Application #2748 Shannon called the hearing to order at 7:25 PM, read the hearing notice and asked if there had been any ex parte communication or conflict of interest by the board. There was none. Deb said she had a conflict of interest as permit is for her property so Martha Harrison as Assistant Zoning Administrator will be overseeing the permit. Terry and Deb were sworn in. They are asking for a 2nd access to eventually build a storage barn. As stated in the project narrative there is a lot of exposed ledge on the property here is a lot of ledge on property and a few other factors making it difficult to place another outbuilding. A second access seemed to be a possible viable option. She and Terry have been granted a preliminary highway access from the Selectboard based upon removal of ledge on the north side of the access to provide more site distance and obtain Conditional Use approval from the DRB. The ledge that need to be removed looks to be easily broken up with an excavator. If it turns out removal of the ledge would require blasting, they will abandon the project. Bruce asked if the building could be used for anything besides storage. Deb said at this time she would only be using it for storage. She said she hadn't even thought of using it for her massage practice. All agreed that a home occupation would need to be looked at separately in the future. Shannon asked the Board if they had any further questions on the narrative submitted before the narrative is entered into the finding of facts as written. The hearing was closed at 7:43 PM. The DRB deliberated in public. **Barbara moved to approve application #2748 by Debra Richardson and Terence Shearer for a second access to 423 Yale Heights Road based on materials provided and testimony heard. Jane seconded; the motion was approved unanimously**
7. Other Business –Deb updated the Board on the Schofield bridge project; she received a letter attesting the bridge met the as-built requirements and said she would issue a Certificate of Occupancy after a final sit visit.
8. Approve minutes—**Bruce moved to approve the minutes of February 11th as written. Dick seconded, and the motion passed.**
9. Adjourn – **Dick moved to adjourn at 7:47 PM. Barbara seconded, all agreed.**

Respectfully submitted,

Deb Shearer