

WEST WINDSOR DEVELOPMENT REVIEW BOARD

Minutes

June 11, 2019

Present: Shannon Harrington, Dick Beatty, Jane Hoisington, Barbara Truex, Bruce Boedtke, Peter MacEwen, Randy Perry, Bob Farnsworth and Deb Shearer

1. Call to Order – DRB Chair Shannon Harrington called the meeting to order at 6:30 PM
2. Changes or Additions – Addition: Harrington proposed 2-lot subdivision discussion.
3. Public Comment—None
4. Public Hearing 2711—DRB Chair Shannon Harrington re-opened the hearing that was continued on May 30, 2019. Shannon re-read the hearing warning. No member reported any ex parte communication. Peter MacEwen, Randy Perry and Bob Farnsworth were sworn in. Shannon noted the applicant had provided all of the requested documents since the last meeting. Peter explained he bought the property to preserve greenspace as he has done with other properties in town. He has VAST trails on his properties and VT 50 and GMHA both use his properties for events. He is not looking for a building permit just a driveway for access to reinvigorate the hayfield and perhaps tap the sugarbush. He would like to build the access to B-71 standards and understands that requires development on steep slopes and therefore the project will adhere to all erosion and sediment control standards from the Low Risk Site Handbook for Erosion Prevention and Sediment Control. He met with Scott Jenson from the VT DEC Rivers program who said no stream alteration permit was necessary as the drainage area was below the threshold for a jurisdictional stream. Shannon said that with development on steep slopes erosion control is the main reason for the DRB to review the design but in this instance, drainage is also a concern. Randy said he would use drop inlet on the upper end of the culvert so it wouldn't affect the stream and drainage of the upper area. Randy said the road will only go just beyond the wall to property and he is not continuing it on the parcel itself just on the ROW. During construction he would use silt fencing and or haybales and as each section is completed, he will mulch and seed it before moving onto the next section. Bruce said he had hoped to see actual elevation sections on the plans as a 14-foot-wide access is quite a width for the slope it is crossing. He would like to be sure all of the development will stay within the 50-foot ROW. Jane asked Peter if he was only planning on using the drive as a tractor access, could it be 8 feet wide instead of 14 feet. Peter felt the B-71 standards were the 'gold' standard and he should build it accordingly. Bruce said he would feel comfortable with a 10 foot wide access road without actual sections denoted on the plan. Randy agreed with a 10 foot wide road design, all erosion control measures would stay within the 50 foot ROW. Shannon asked if there were any more questions, hearing none she closed the hearing at 7:10 pm. The DRB deliberated in public. **Jane moved approve a 10 foot wide non-residential access road within the ROW to parcel 9-20, provided it used a drop inlet and the construction adhered to all erosion and sediment control standards. Dick seconded, and the motion carried.**
7. Other Business – Shannon wanted to discuss her planned two lot subdivision, as a courtesy to the DRB. She believed it to meet the requirement for an administrative 2 lot subdivision but because it involved creating a new lot on ROW she would like to err on the side of caution and discuss it. She explained she would like to subdivide to create a woodlot that she would retain when she sells the house lot. The woodlot would become part of 3 other undeveloped lots that share a ROW. The access regulations require when driveway serves a 3 or more lots it is a considered a housing development and it the access must be approved by the Selectboard. The SB met and has approved her driveway with the condition that the 3rd party to place a residence the lots that share the drive, widen it to driveway to meet the standards. In addition, she plans a small boundary line adjustment with BJ 's property. None of the Members had a problem with an administrative subdivision.
8. Approve minutes—Jane moved to approve the minutes of May 16th and 30th as written. Dick seconded, and the motion passed unanimously.
9. Adjourn – **Dick moved to adjourn at 7:33 PM. Barbara seconded the motion, which passed unanimously.**

Respectfully submitted,

Deb Shearer