

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Draft Minutes
September 13, 2016

Members Present: Shannon Harrington; Genevieve Lemire; Jane Hoisington, Dick Beatty

Others Present: Jeanne Matos, Danny Kogut, Preston Bristow

1. Call to Order – Chair Shannon Harrington called the meeting to order at 6:30 pm.
2. Changes or Additions to Agenda – None
3. Public Comment – None
4. The **public hearing on application #2634 by the Lucy Mackenzie Humane Society** for a 2-lot subdivision of a 12.03-acre property (parcel #1-48) was opened at 6:35 pm. Shannon Harrington read the hearing notice. No DRB member disclosed any ex parte communications or conflicts of interest. There were no interested persons in attendance.

Jeanie Matos, President of the Board of Trustees of the Lucy Mackenzie Humane Society and Danny Kogut, Board member, described the application. The Society seeks to subdivide their 12.03-acre property into a Lot 1 of 8.69 acres, which encompasses their existing animal shelter facility, and a Lot 2 of 3.34 acres, on which an existing farmhouse stands. The farmhouse is currently unoccupied and is of no use to the Society. It's too good a house to tear down so the Society is seeking to subdivide and sell it.

The property has been surveyed, a replacement septic system designed for Lot 2, and a state subdivision permit applied for and granted. The original driveway for the farmhouse has long been abandoned and grassed over as lawn and both lots will share a common driveway and access onto VT Route 44.

The DRB deemed the farmhouse on Lot 2 to be pre-existing and grandfathered as a single-family dwelling within the Light Industrial/Commercial District. The DRB noted a previous subdivision of the property approved as zoning permit #1547 on May 29, 1998 and deemed it to have expired.

The DRB voted unanimously to approve the application and directed Preston Bristow to draft a formal decision document for review and signing by chair Shannon Harrington.

5. The hearing was closed and the meeting adjourned at 6:55 PM.

Respectfully submitted,
Preston Bristow