

## WEST WINDSOR DEVELOPMENT REVIEW BOARD

Draft Minutes  
October 25, 2011

Present: Glenn Seward, Shannon Harrington, Hal Pyke, Genevieve Lemire, Barbara Truex, Bob Farnsworth, Tom Kenyon, Martha Harrison

- 1) Call to Order – DRB Chair Glenn Seward called the meeting to order at 6:00 PM and noted that the DRB has just returned from a site visit to the Hermanson-Centomini property, parcel #5-125.
- 2) Changes or Additions to the agenda – Coakley; permitting for flood related work
- 3) Public Hearing: Glenn opened the hearing on application #2456 by Jeffrey Hermanson and Claudia Centomini for a 2-lot subdivision of parcel #5-125 at 325 Cemetery Road. The application is subject to review under the West Windsor Subdivision Regulations. Glenn asked about conflicts of interest or ex parte communication. The DRB members said there has not been any. Glenn reviewed the definition of an interested party. Glenn swore in Bob Farnsworth and Tom Kenyon. Bob said the property owner would like to subdivide a 36.75-acre lot into a 10.03-acre lot and 26.72-acre lot. Glenn said it is his understanding that the property owner has requested that this hearing be the final plan review, therefore waiving both sketch plan and preliminary plan review. Bob said yes. Tom said he spoke with the property owner about moving the access east about 18' from where it is shown on the plan and the owner agreed, which means that the driveway will come out level with Cemetery Road. Tom said, in his capacity as Tree Warden, he is pleased that the large old maple trees won't have to be removed. Glenn asked if the Selectboard has issued an access permit. Tom said yes. Glenn asked Bob about the water and wastewater permits. Bob said Pete Goulazian has submitted the design to the state but the permit has not been issued yet. Bob said the septic field is not shown on the plan but it will be in front of the house. With regards to reviewing the application as a final plan, Glenn read a letter addressed to him from Jeffrey Hermanson. Martha said she checked the wetland map and there are no Class 1 or Class 2 wetlands on the property. **Glenn made a motion to waive the review of Sections 3.1 through 3.6 of the Subdivision Regulations and to treat the application as a Final Plan Review. Hal seconded the motion.** Glenn said he thinks Sections 3.1 through 3.6 are geared toward larger subdivisions. **Glenn called for a vote on the motion, which passed unanimously.** Shannon asked about looking at the checklist of requirements for Final Plan Review. Glenn agreed. Shannon asked about the zoning district. Martha said the subdivision is in the Rural Residential (5 acre) district. The DRB noted that the natural features are included on the map. Shannon asked if any rights-of-way are proposed. Bob said no. Shannon said the proposed wastewater system is not shown. Martha said the applicant will have to submit a Mylar, which will be signed by Glenn and one other DRB member, so the DRB could condition their approval on adding the proposed well and septic to the Mylar. The DRB agreed that several of the requirements are not appropriate for a 2-lot subdivision including road profiles, proposed landscaping, proposed conservation buffers, existing and proposed traffic rates, and proposed performance bond. Shannon noted that the proposed house site is included on the map. Shannon asked Bob if there are any existing covenants or deed restrictions. Bob said no. Tom recommended installing a utility pole on the south side of the road and running the power underground. **Barbara made a motion to approve the subdivision as presented with the condition that the proposed well and septic sites are added to the Mylar. Shannon seconded the motion.** There was discussion about how detailed the motion needs to be. Martha said the written decision will reflect the DRB's discussion. Martha suggested that the DRB consider asking the applicant to show the revised driveway location on the Mylar. Barbara amended her motion to include showing the revised driveway location. **Glenn called for a vote on the motion, which passed unanimously.** Glenn noted that this is the final hearing on the matter of the Hermanson-Centomini subdivision. **Glenn asked those in favor of closing the hearing on application #2456 to signify by saying aye. The hearing was closed by unanimous vote.**

- 4) Minutes – September 13<sup>th</sup>: **Shannon made a motion to approve the minutes of September 13<sup>th</sup> as written. Barbara seconded the motion, which passed unanimously.**
- 5) Other Business – Coakley litigation: Glenn said there is another telephone conference with the Environmental Court on Thursday. Stream buffer permits: Glenn said the town is considering doing a single public hearing for multiple stream buffer projects that would normally require DRB approval. Glenn said projects that have state approval are presumptively approved but we need to do site visits and get them on the record. Martha said there are six or eight that she is aware of. Barbara said it would be helpful to have photos. The DRB agreed to schedule a hearing before the end of the year.
- 6) Adjourn – **Glenn made a motion to adjourn at 6:40 PM. Barbara seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison