

A VIDEO RECORDING OF THE MEETING IN ITS ENTIRETY IS AVAILABLE THROUGH VERMONTCAM.ORG. THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES SUBJECT TO CORRECTION BY THE SHELBURNE DEVELOPMENT REVIEW BOARD. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE BOARD.

**TOWN OF SHELBURNE
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
April 5, 2023**

MEMBERS PRESENT: Mark Sammut (Chair); Allyson Myers, Bob Glover, David Hillman, Steve Kredell.
STAFF PRESENT: Kit Luster, DRB Coordinator.
OTHERS PRESENT: Mike Major, Lowell Bailey, Jim & Kendra Westphalen, Don Rendall, Lisa Espenshade, Media Factory.

AGENDA:

1. Call to Order and Agenda
2. Public Comment
3. Minutes (3/15/23)
4. Applications:
 - Sketch Plan, Subdivision, Three Lots, 395 Bostwick Road, Lowell and Erika Bailey (SUB22-03R1)
5. Annual Reorganization/Election of Officers
6. Other Business
7. Adjournment

1. CALL TO ORDER and AGENDA

Chair, Mark Sammut, called the meeting to order at 7 PM and welcomed newly appointed DRB member, Steve Kredell.

2. PUBLIC COMMENTS

None.

3. MINUTES

March 15, 2023

MOTION by Allyson Myers, SECOND by Bob Glover, to approve the minutes of 3/15/23 as presented. VOTING: 4 ayes, one abstention (Steve Kredell); motion carried.

4. APPLICATIONS

SUB22-03R1: Sketch Plan review for a three-lot subdivision at 395 Bostwick Road in the Residential District and Stormwater Overlay District by Lowell and Erika Bailey

Lowell Bailey appeared on behalf of the application.

STAFF REPORT

The DRB received a written staff report on the application, dated 4/5/23. Kit Luster reported the proposed three lot subdivision at 395 Bostwick Road is in the Residential District. There is an existing single family home, garage and barn on Lot #1. A private road will serve the three lots and the properties will have to re-address according to E-

911 standards. It was clarified the proposal does not include an application for a boundary line adjustment.

APPLICANT COMMENTS

Lowell Bailey explained the sketch plan for the subdivision, noting there was a previous subdivision of the parcel by the Blairs which resulted in the Brooker lot. Lot #1 has existing structures (house, garage, barn). The two new lots (.8 acre and .9 acre in size) will be to the west and southwest of Lot #1. The exact location of utilities is not known at this point in time. Water and sewer most likely will be tied in by the main road using existing lines servicing the existing house and the Brooker property.

PUBLIC COMMENT

Don Rendall, Shelburne Natural Resources Committee, noted the committee submitted comments on habitat corridors between forest blocks on and near the parcel, and suggested it would be helpful to move the driveways to the new lots farther to the north.

Jim Westphalan, abutting property owner, commented about the following:

- Watershed and drainage which already cause flooding and erosion of the driveway.
- The existing swale directing water onto their property.
- Plans for development of the two undeveloped lots. (The applicant indicated the plan is to build a single family dwelling on Lot #2 first and maybe do the road infrastructure and utilities for both lots; all laws and guidelines will be followed.)

Lisa Espenshade, neighbor, expressed concern about environmental impact with construction on the third lot due to what might be buried on the lot by the previous owner.

DELIBERATION/DECISION

Sketch Plan, Subdivision, Three Lots, 395 Bostwick Road, Bailey (SUB22-03R1)

MOTION by Mark Sammut, SECOND by Allyson Myers, to recommend that the DRB approve the sketch plan for a three-lot subdivision at 395 Bostwick Road by Lowell and Erika Bailey as presented and that the applicant file an application within six months from the date of this approval with the following conditions:

- 1. The applicant shall meet with Shelburne Public Works and/or advisory committees to adequately address any concerns raised by the Final Plan and the Final Plan must demonstrate that these concerns/requests are satisfied.**
- 2. The Final Plan application that is submitted shall be in accordance with Article VI, Section 600 of the Shelburne Subdivision Regulations.**

3. **The applicant shall take into consideration in the design of the project to avoid any undue and/or adverse conditions, surface water or otherwise, on adjacent properties.**

VOTING: unanimous (5-0); motion carried.

5. ANNUAL REORGANIZATION/ELECTION OF OFFICERS

Postponed to the next meeting.

6. OTHER BUSINESS

Meeting Schedule

The DRB will meet on April 19, 2023 to review application(s) and hold the annual organizational meeting.

7. ADJOURNMENT

MOTION by Bob Glover, SECOND by Allyson Myers, to adjourn the meeting.

VOTING: unanimous (5-0); motion carried.

The meeting was adjourned at 7:28 PM.

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