

Moretown Development Review Board

Minutes of DRB Hearing Held Thursday, January 19, 2012

Application No. 11-43: Thomas M. Conneman and Matthew Moody For 2 Lot Subdivision and Camp

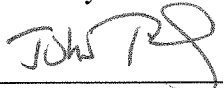
These are the minutes on the continued application for a two lot subdivision and camp. John Riley called the meeting to order at 6:30 PM. Present were Applicants and Board Members Riley, Titrud, and Badowski. The application is to create a new lot with frontage on a Class 4 portion of Hog Hollow Road. Thomas Conneman currently owns the property. Matthew Moody intends to purchase the new lot and construct a camp supported by cement piers with the camp having dimensions of 45 feet by 25 feet (includes porch).

Previously, Mr. Conneman completed a four lot subdivision, with Lot 1 being previously sold to Ellenwood. The new subdivision divides Lot 2 into Lot 2 and 2A of 14.68 acres to be sold to Mr. Moody. Following the contemplated sale, Mr. Conneman will own revised Lot 2 consisting of 40.5 acres with his camp, and Lot 3/4 consisting of 25.49 acres. Submitted with the application is a site plan for a revision to State Wastewater Permit WW-5-4175. Although the State permit would allow construction of a year round residence with on site water and wastewater systems, Mr. Moody does not plan to utilize the permit at this time, intending only to construct the camp on piers to be serviced by an outhouse and no water supply. The intended location of the camp is depicted by a handwritten addition to the wastewater site plan by McCain Consulting dated July 12, 2011.

The Board discussed with Applicants that any future change to convert the camp or any other structure on the lot to a year round residence would require change of use approval under the present zoning ordinance. Also, for approval of year round residences on Class 4 roads it has been the practice of the Board to require as a condition that the access road be maintained sufficiently to allow year round access by fire, ambulance, and other emergency vehicles.

Tom Badowski made a motion to approve the two lot subdivision and camp on the terms set forth in the application. Eric Titrud seconded, all approved. The Board agreed that the minutes should reflect that the approval is only for a seasonal camp and utilizing the structure as a year round residence would require further zoning approval under the current regulations.

Respectfully Submitted,



John Riley, Acting Clerk