

Town of Moretown Development Review Board
P.O. Box 666, Moretown, Vermont 05660

Minutes of Hearing Held August 28, 2014

Application of David Baldwin and Karin Kramer to Modify 3 Lot Subdivision to 2 Lots off South Hill Road

Present for the Board were John Riley, Jim O'Neill, Tom Badowski, David Russo, and Paula Woods (alternate).

Present for the Applicant was its consultant, Gunner McCain. Also present was John Weir, Zoning Administrator.

John Riley called the meeting to order at 6:30 PM. Mr. McCain briefly summarized the application making reference to the subdivision plan dated July 8, 2014. This was initially a three lot subdivision, and there is an existing residence on the middle lot. The parcels don't have frontage on a town road. Access is provided by a right of way which passes near the boundary line of the Csala/Titrud property, and Butch property.

The site plan depicts the approximate location of the extended driveway to the new residence site. Mr. McCain advised that a state wastewater and water supply permit has issued for the lots as redesigned.

Paula noted that the isolation setbacks for one of the systems extends onto the parcel owned by Gemst. There was a general discussion that this has been an aspect of many state water and wastewater permits, and only recently are applicants now required to give notice to adjoining when an isolation area extends onto their property.

The site plan does not indicate the lot locations have been staked out. Gunner McCain stated that assuming the amended subdivision was approved it was expected that that would occur and a mylar survey showing the boundary pins will be recorded in the land records. Tom Badowski moved to grant the application as submitted with the only condition being that within 180 days the Applicants place pins establishing the parcels' dimensions, and an associated survey be recorded in the Town land records. All approved.

The meeting concluded at 6:50 PM.

Respectfully Submitted,



John Riley, Acting Secretary