

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

Minutes of Hearing Held October 22, 2015

Application of Clemens and Heather Stefani No. 15-30
Application for Residence Off Class 4 Portion of Cobb Hill Road

John Riley called the meeting to order at 6:30 p.m. Present was the Applicant Clemens Stefani. Present for the Board were Jim O'Neill, Dave Russo, Erick Titrud, and John Riley.

The Stefani's have owned a 70 acre parcel off Cobb Hill Road some 23 years. They are now making plans to build a residence on the property. Submitted with the Application was a parcel map showing the location of the planned driveway and residence. Zoning Administrator John Weir left the zoning file which contained within it a 2014 State Potable Water Supply and Wastewater Permit for the planned 3 bedroom residence.

Mr. Stefani indicated that recently the Town made improvements to the Class 4 portion of Cobb Hill Road at the location of the anticipated driveway entrance. These improvements were more significant and substantial than had previously occurred during Mr. Stefani's ownership of the parcel.

The proposed driveway goes across a corner of the adjacent Stapleton parcel and Mr. Stefani indicated his deeded right of way is either 40 or 50 feet in width. The driveway location follows an existing logging road which will be improved for the driveway. Mr. Stefani stated the driveway will be constructed to provide convenient access and will have at least a 12 foot traveled width to enable vehicles to pass in both directions. Its length is approximately 1,000 feet.

The submitted parcel map depicts the 100 foot side setbacks applicable to the parcel which is in the Preserve zoning district. As shown, the house design has a "patio" extending just into the setback area. Mr. Stefani indicated in his experience some municipalities allow a patio in such a location, others not. Erick Titrud reviewed Ordinance Section 4.7(c). That section states setbacks only apply to buildings and other above ground structures and not to such things as sewage disposal systems or parking areas. The patio as described by the Applicant will have a gravel or crushed rock sub-base with flat rocks being roughly flush with ground level. Based on the description it was the opinion of the Board that a patio of that type is allowable in the setback area.

In discussion, Mr. Stefani acknowledged that for purposes of safety and emergency access he is willing to maintain access to the residence once constructed all seasons of the year including plowing in winter.

Erick Titrud moved to approve the application as submitted on the condition that the driveway as constructed have a 12 foot traveled width and be maintained so as to be accessible to emergency vehicles all seasons of the year. Jim O'Neill second. All were in favor.

The meeting adjourned at 7:05 p.m.

Respectfully Submitted,

John Riley, Acting Secretary