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DATE *Jan 12, 2015*

APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of January 13, 2015

PRESENT: Joe Perella, Jeanine Carr, John Altermatt

ABSENT: Britt Cummings, Mark Smith

OTHERS PRESENT: Zoning Administrator Ed Hanson, Ron LaRose (surveyor), Alida Bomblies, Karl Bomblies, Diane Cummings, Ted Coles, Betty Wheeler, Michael Aruzza

MINUTES: Heidi Racht

- 7 pm Mayo, Ross Hill - Final Review Minor Subdivision
- 7:45 Bomblies, 189 Cummings Drive - determination of boundary line adjustment or subdivision
- 8 pm Wheeler, 4340 Main Road - Sketch Plan Review Minor Subdivision
- 8:20 Minutes of November 11, 2014
- 8:30 Livak, 8420 Main Road - continuation of appeal of AO
- 8:50 Mail
 - 1. letter from Duncan Keir
 - 2. Bill White driveway permit application
- 9:10 Adjourn

The meeting began at 7:04 pm; chaired by Joe Perella.

Final Subdivision Review: Barbara Mayo Minor Subdivision, 705 Ross Hill

Ron LaRose met with the Board to discuss a minor subdivision of land by Barbara Mayo on Ross Hill. He was authorized to act on her behalf.

LaRose made a verbal request for a waiver of the survey of the remainder of the parcel not already surveyed.

A condition of approval is the parcels will be numbered Lot 3 (with existing house) and Lot 4 (new small lot).

LaRose informed the Board that a change had been made to survey of Lot 4 due to a contact by adjoiner John Reilly. The boundaries are tied to existing pins and the lot size will only change slightly. This will not affect the proposed house site or any other improvements to the property.

A condition of approval is the survey will have tax map number on it.

MOTION: Jeanine Carr moved to approve with conditions; seconded by John Altermatt. Approved unanimously.

Minutes of November 11, 2014: Postponed until the next meeting as there was not a quorum.

Minutes of October 28, 2014: Postponed until the next meeting.

Correspondence:

Letter from Duncan Keir informing the Board that the approved project on his property at 2225 Main Road will not be moving forward. The Hamiltons are moving their brewery to Richmond.

Joe Perella talked about the process at the Keir/Hamilton hearing, saying that he would have liked to have explained the role of the DRB better at the outset.

Alida and Karl Bomblies, Cummings Drive:

Karl and Lidi Bomblies appeared before the Board for a determination on a property transfer to Diane Cummings. The property is a triangular piece along the easement called Cummings Drive. After consultation of the Subdivision Regulations (page 28-c – transfer of land to an affiliated adjoiner), the Board determined that the transfer of property to Cummings did not require subdivision or any official actions by the DRB. The property owners were instructed to obtain a zoning permit from the Administrative Officer.

Sketch Plan Review: Betty Wheeler Minor Subdivision, 4340 Main Road

Betty Wheeler brought in her paperwork for a Minor Subdivision of her property at 4340 Main Road. Wheeler is proposing dividing 10.11 acres into two lots: 3 acres and 7.11 acres. Currently, there are two houses on it - the main house for the farm and a house that has replaced the trailer originally put on the property for Wheeler when her mother Marian Brace was alive. Wheeler would like to transfer the newer house to her son, who lives there.

After looking at the maps, it was determined that where the houses on the property are located is in the village (one-acre) district and there is adequate road frontage for each lot after subdivision.

The Board also talked with Wheeler about septic and well and noted that the easements for the shared resources would need to be shown on the survey map for Final Subdivision Review. The shared driveway access would also need to be shown. All of these easements will be in the transfer deed.

Wheeler was referred to Jeff McMahon at ANR for wastewater verification. She will work with Ed Hanson on the application before it comes before the DRB.

Public Comment: No public was present.

Livak: continuation of appeal of Administrative Office

The Board discussed the appeal of Roman Livak about the decision of the Administrative Officer to deny his application to build a yurt on his property.

The discussion followed lines similar to previous meetings.

Perella said that the merger regulation in Huntington is "over broad over the State statute. Livak has three conforming lots and under State statute, they are separate." He suggested that the DRB request that the Listers denote a subunit number to merged properties.

Ed Hanson said that this issue was more specific and the DRB only needed to answer the question, "Did I act in accordance with the town's bylaws when I denied the application?"

John Altermatt said that the state would dictate what happens and Perella added that the State doesn't allow merger of existing conforming lots. For zoning purposes, these are two separate lots, regardless of what the Listers are doing for tax purposes.

Perella said he would write up a draft decision for a future meeting and bring it to the Board.

MAIL:

1. letter from Duncan Keir informing the Board that the Stone Corral brewery use of the property at 2225 Main Road was not going through.
2. Bill White driveway permit – the Board decided to forward it to the Selectboard for approval

Adjournment: The meeting adjourned at 9:08 pm. John Altermatt moved to adjourn; Joe Perella seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: January 18, 2015

UNAPPROVED MINUTES TO THE DRB: January 20, 2015

MINUTES APPROVED: February 10, 2015

MINUTES SUBMITTED TO TOWN CLERK FOR RECORDING: February 12, 2015