

**250 Town of Wolcott, Vermont
Development Review Board
Minutes of Meeting**

Date of Meeting	12-16-2020
Date of Draft	12-18-2020

All minutes are draft until approved by the Development Review Board.

Approved: _____ Date _____

Present at Zoom meeting: Planning and Zoning Members: Present = X

Maxfield English	DRB/PC	X		
Chad Roy	DRB/PC	X		
Jim Robert	DRB/PC	X		
Bruce Wheeler	DRB/PC	X		
			Tom Martin Zoning Adm.	X

Others Present; Martha Fletcher, Pat McCuen, Urban Martin, Randy Quenneville, Stuart & Cynthia Heinrich, Duane Allen, Cheryl Allen. Ben Patoine

6:15 PM #2267S Jose Moya Arellano – 3 lot Subdivision.

Martha presented;

Application #2267S For a 3-Lot Subdivision of 69.05 acres. Owner proposes to divide lot #2A of 37.02 acres and lot #2B of 17.01 acres and reserve an existing dwelling with 15.02 acres.

- A Survey Plat by Willard Gove showing the proposed 3 lot subdivision, dated June 29, 2018
- Wastewater site plans, designs and detail sheets by Outback Design In. dated 12/01/20
- ANR Wastewater system & potable water supply permit #WW-5-8445 dated 12/11/2020
- Application was amended to a 2 lots, Owner proposes to divide lot #2 of 54.03 acres and reserve an existing dwelling with 15.02 acres.

Urban presented a letter of concern over “overshadow” of septic shields.

Motion by Jim seconded by Bruce to approve Subdivision Application #2267S with following conditions;

1. Submission of a completed Plat on Mylar for 2 lots that meets the requirements of Section III 3.02 Subdivision Plat Review 1. 2. a. b. Including properties separated by a public road, existing sewage systems, wells, culverts., wetlands, prime agricultural soils, power line or easements, date of drawing and true north arrow.
2. Section 4.01 1.a c Dimensional Requirements.
3. Section 4.03 Usable Lot Requirements.

Hearing was closed 7; 23 PM

7:24 PM #2268S Stuart Heinrich -- 2-lot Subdivision.

Stuart presented;

Application # 2268S for a 2 lot subdivision of 322 acres. Stuart proposes to divide a 21+ acre lot and retain the balance of 300+ acres.

- A draft plan by Gilson Land Surveying, LLC showing the 21 acre portion of the property
- 5 other map types of the property and a previous owner’s deed as property description.

- ANR Wastewater system & potable water supply permit #WW-5-8275 dated 06/24/2020

Personal questions of interested persons about boundary lines or right-of-ways are not part DRB review.

Motion by Jim seconded by Chad to approve Subdivision Application #2268S with following conditions;

1. Submission of a completed Plat on Mylar that meets the requirements of Section III 3.02 Subdivision Plat Review 1. 2a b with the exception of b.(7) DRB have waived Plat requirement 3.02 2 b(7) Total acreage of the subdivision. and d.
2. Correction of proposed planed road frontage of the remaining land to be at least 150' by 600'.
3. Section 4.02 1 2a & 3 Access

Hearing was closed 8; 12 PM

Meeting adjured 8:15 PM

Respectfully submitted

Tom Martin, DRB Clerk