

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

Date of Meeting	3-17-2021
Date of Draft	3-19-2021

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		
Ryan Ewell	DRB/PC	X		
			Tom Martin Zoning Adm.	X

Others Present; Trevor & Ana Corp, Robert Languerand, Graham Mink, Matt Reed

6:15 PM #2271S Dulice & Arasch Lagies – 2 lot Subdivision.

Graham, Robert & Matt presented;

Application #2271S For a 2-Lot Subdivision of 18.09 acres. Owner wants to divide lot #2 of 14.09 ac. and lot #3 of 4 ac.

- A Preliminary Plan by Matt Reed Land Planning Services LLC showing the proposed 2 lot subdivision and previous subdivided lot and existing ROW undated, received 3/3/21

Trevor Corp presented concerns over the proposed house site location and utility easement. The parties evolved will discuss ways to minimize the visible impact on the existing dwelling.

Motion by Chad seconded by Jim to approve Subdivision Application #2271S 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. c 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. c Dimensional Requirements. The ROW or easement must be suitable to contain a private road meeting the standards of Article II Wolcott Subdivision Regulations Section 4.07 and meet access location requirements.
3. Section 4.02 Access to lots-Location 1. 2 a. b, 3 Any proposed access onto a private road must meet the Town Driveway & Highway Access Standards.
4. Section 4.03 Usable Lot Requirements.

Hearing was closed 7; 05 PM

Minutes for 12/16/20 were approved.

Meeting adjured 7:10 PM

Respectfully submitted

Tom Martin, DRB Clerk