

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

Date of Meeting	10-27-2021
Date of Draft	10-29-2021

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

Approved: _____ Date 12/29/21

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

Maxfield English	DRB/PC			
Chad Roy	DRB/PC	X		
Jim Robert	DRB/PC	X	<i>James P. Bailey</i>	
Bruce Wheeler	DRB/PC	X	<i>Bruce Wheeler</i>	
Ryan Ewell	DRB/PC	X	<i>Ryan Ewell</i>	
			Tom Martin Zoning Adm.	X

Others Present; Rhoda Bedell. James Dawson Kimberly Jensen- On Zoom

Minutes of 8/25/2021 hearing where approved. Oaths were taken

6:00 PM #2294S Millennial Properties – In Continuation, the applicant has withdrawn the application.

6:10 PM #2304S Rhoda Bedell- Presented:

Application #2304S For a 2-Lot Subdivision of 174 acres. Owner wants to divide lot #1 of 14 acres with an existing house and lot #2 of 160 acres

- A Mylar survey by Willard Gove showing the proposed 2 lot subdivision.

Motion by Chad seconded by Ryan to approve Application #2304S with the following condition

1. Submission of a State Wastewater and Potable Water System Permit.

Hearing was closed at 6:30 PM

6:31 PM #2305S James Dawson –Presented:

Application #2305S Sketch Plan Review of a Proposed Subdivision of property he does not currently own.

- Site Sketches for 3 to 6 lots of a 31.5 acre parcel.

There is agreement that the proposal would be approved providing that;

1. A Subdivision application is submitted
2. A Mylar survey is submitted that meet Subdivision Plat Criteria.
3. A private road be created that meet the assess requirement contained within the *Wolcott Highway Standards*.
4. An approved Wastewater and potable water permit is issued by the State Agency of Natural Resources.

Hearing Closed 6:50 pm

**TOWN OF WOLCOTT
DEVELOPMENT REVIEW BOARD
NOTICE OF HEARING FOR SUBDIVISION**

The Town of Wolcott Development Review Board will hold hearings for subdivision review as set forth in the Town of Wolcott Zoning Bylaws and Title 24, Chapter 117 of the State of Vermont statutes on October 27, 2021. The hearing will begin at 6:00 PM and will be conducted at the **Wolcott Town Office**.

Rhoda Bedell and Leon Whitcomb - Subdivision Application #2304S for property located at 853 East Elmore Rd Parcel #11062 in the Town of Wolcott located in the Rural Residential District. Plat Review

The proposed project is described as follows:

2-Lot Subdivision of 174 acres. Lot 1 of 14 acres with an existing house and Lot 2 of 160 acres.

James Dawson - Sketch Plan Review #2305S

The hearing will also be conducted electronically via a Zoom, link may be accessed on the town website; *wolcott.org* or

Join Zoom Meeting

<https://us06web.zoom.us/j/86724966942?pwd=NXZObIV6RDFsZld2US9yWjhXS2hXZz09>

Meeting ID: 867 2496 6942

Passcode: 571894

One tap mobile

+13017158592,,86724966942#,,,,*571894# US (Washington DC)

+13126266799,,86724966942#,,,,*571894# US (Chicago)

Find your local number: <https://us06web.zoom.us/j/krKBxQ5rT>

A copy of the applications and additional information may be obtained at Wolcott Town Office. Please email any questions to zoning@wolcottvt.org or call 888-6858.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.