

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

Date of Meeting	3-22-2023
Date of Draft	3-24-2023

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		
			Tom Martin Zoning Adm. X

Others Present; Patrick Dolan, Sarah Ouellette, Bill Cotten, Joe Cotten, Matt Reed, Suzanne McCarthy, Emily Gagner, Jeremiah Patch, Angelique Patch, Lyle & Lyn Douglas, Will & Penny & Thron Strong, Dale Martin, Robert & Sara Schlosser, Zoom attendees, Douglas Sandvig, Jason Lavorgna, Janelle & Mathew Germaine, Phil Bertocci, Kurt Klein, Deborah Klein, Barbara Conn.

6:15 PM #2374S– Sarah Ouellette, 2-Lot Subdivision.

Sarah presented;

- Application #2374S for properties located at 3191 & 3274 that are divided by East Hill Rd in the Rural Residential District, Applicant proposes to divide Lot #1 at 3191 East Hill Rd, with an existing house, garage and 28 acres and Lot #2 on the east side of East Hill Road with an existing mobile home, barn and 9 acres.
- Survey by Andre J. Rouleau P.E. License #1193 dated September 1963 and recorded in book #32 page 182 showing a 9+ acre parcel on the east side of East Hill Rd.
- Deed recorded September 13, 1963 book 32 page 181 related to the above survey.
- Copy of a survey by Fredrick Reed dated July 1994 recorded as Plat #103A showing same 9+ acre parcel.

Presented by attendees:

- Letter dated March 14, 2023 By Douglas A. Sandvig requesting the DRB to place a condition for subdivision approval, that all junk be removed by a date to be determined
- Letter dated March 16, 2023 by Jason Lavorgna with concern about his newly install well that is within 100 feet of the Ouellette property. He would like subdivision approval delayed until the property is fully cleaned.

There was much discussion about the condition of the property at 3274 East Hill road, the lack of enforcements of town regulations and ordinances by the zoning administrator other town committees. Bill Cotten, Doug Sandvig and Jason Lavorgna ask that subdivision approval be based on the condition that the property at 3274 East Hill Road be removed of junk.

Jason Lavorgna's concern about possible contamination of his newly installed well is an issue for the Town Health Officer

There was little discussion on the subdivision application other than if it was previously subdivided.

Max asked for a motion close the hearing based on the fact that is already a separate parcel. Motion by Jim to close the hearing on Application #2374S seconded by Chad, no further discussion, all 4 approved.

Hearing was closed 7; 28 PM

7:30 PM #2375S– Jeremy Foster-Fell, 2-Lot Subdivision.

Matt Reed presented;

- Application #2375S for properties located at 1201 Town Hill Road in the Rural Residential District, Applicant proposes to divide Lot #1 at 1201 Town Hill Road with an existing house, garage and 6.79 acres and Lot #2 of 2.1 acres with a proposed house.
- Copy of a survey by Matt Reed dated January 25, 2023 showing the proposed lot. House and septic locations.

The survey and application were reviewed under section 3.02 Subdivision Plat review.

A motion by Jim seconded by Chad, to approve Subdivision #2375S pending the submission a recordable Mylar survey with the additions of the locations of the tree line and any agricultural soils, with no discussion, all 4 approved.

Hearing closed at 7:58 PM

8:00PM #2376C- Robert & Sara Schlosser, Conditional Use-Hipcamp

Bob & Sara presented;

- Application #2376C for property located at 1665 Town Hill Road in the Rural Residential District, This application is to comply with a non-conforming use of property, operating a Hipcamp.

Neighbors are concerned with campers trespassing and how it can be addressed.

Motion by Jim seconded by Bruce, all approved application #2376C with the following conditions; a published list of rules and policies for the use campsites is posted at the physical site and given to quests at check-in.

The list shall include:

- Days of operation May 1 to October 31.
- Quiet hour 10 PM to 8 AM.
- Minimum of two Port-o-Lets
- No Generators.
- No Open fires.
- Signage to prevent trespassing on neighbors property

Hearing closed at 8:43 PM

Respectfully submitted

Tom Martin, DRB Clerk