

North Hero Development Review Board
Thursday April 9, 2015 7:00 P.M. | North Hero Town Office

In Attendance: **Board:** Kate Kinney, Jim Blandino, Richard Fetterman, Mary Jane Healy, Bobby Miller, Joe Poquette (alternate)

Guests: Roger Collins, Sandra Spiegel, Evelyn Dubuque, Susan Dubuque, Judy Gordon, Richard Dubuque Jr., Pamela Eaton, Bob Ayers (zoning administrator)

CALL MEETING TO ORDER

Meeting was called to order by Kate at 7:05PM.

ADJUSTMENT TO THE AGENDA

Resignation of Mel Kelly added to Board Reorganization.

BOARD REORGANIZATION

Kate opens the floor to nominations for chair. Joe Poquette nominates Kate Kinney as chair, Bobby Miller seconds and the nomination passes unopposed 6-0 with no further discussion. Kate accepts the nomination.

Kate opens the floor to nominations for vice chair. Kate nominates Jim Blandino for vice chair, Bobby Miller seconds and the nomination passes unopposed 6-0 with no further discussion. Jim accepts the position with the warning that he is not in town five months a year.

Kate opens the floor to nominations for secretary. Mary Jane nominates Richard Fetterman for secretary, Bobby Miller seconds and the nomination passes unopposed 6-0 with no further discussion. Richard accepts the nomination for secretary.

The board appoints Corinn Julow to continue as board clerk.

The board sets the third Thursday of the month as the regularly scheduled meeting date.

The board decides to recommend Joe Poquette to the select board for appointment to the DRB to fill Mel Kelly's unfinished term. Discussion on filling the now vacant alternate position follows.

NEW BUSINESS

Hearings:

Roger & June Collins, Evelyn Dubuque, Sandra Spiegel, Sherry & Roger Siebenaler - Boundary Line Adjustment: Application 2015-06BLA

Kate opens application 2015-06BLA. Owners Roger & June Collins of 168 Bridge Rd. parcel id 02-00-30, Evelyn Dubuque of 226 Bridge Rd. parcel id 02-00-27.11, Sandra Spiegel of 206 Bridge Rd. parcel id 02-00-27.20 and Sherry & Roger Siebenaler of 108 Morgan Hill Rd. parcel id 02-00-26 are requesting a boundary line adjustment.

Roger Collins, Evelyn Dubuque and Sandra Spiegel are present as the applicants. Pam Eaton is present as an interested party. Susan Dubuque, Judy Gordon and Richard Dubuque Jr. are present as children of Evelyn Dubuque and do not request interested party status.

Kate swears in applicants and the interested party.

A sketch labeled 'Exhibit A' is circulated for board review.

Kate clarifies the request is for a final hearing. Roger states he is proposing a multiple line boundary adjustment. He would like to adjust a boundary line with the Siebenalers to encompass a parcel of land he is purchasing from them. A boundary line adjustment is also needed with Evelyn Dubuque to clean up the title of ownership after he purchases a parcel from her. He also proposes a boundary line adjustment with Sandra Spiegel to exchange land in an even swap. This swap would allow his driveway, which the current boundary line runs through, to be completely in his lot. It would also allow her fence, which currently runs across the parcel Roger plans to purchase from Evelyn Dubuque, to lay in Sandra's lot.

Discussion about current placement of pins, chain of ownership and deeds follows. It is noted that Sandra Spiegel's application has not been submitted. Sandra signs an application which is submitted to her zoning file.

Kate asks if the applicants or interested parties have any further information to submit. Kate closes the hearing and states a letter will be sent to all parties within the next 15 days.

OLD BUSINESS

None at this time.

DELIBERATIVE SESSION

Bobby motions at 8:00PM to recess the Development Review Board meeting and go into deliberative session for application 2015-06BLA requesting a conditional use. This motion is seconded by Jim Blandino and hearing no further discussion the motion carries 6-0.

Joe Poquette motions to reconvene the Development Review Board meeting at 8:23PM, Bobby seconds and the motion carries 6-0 with no further discussion.

Kate motions to approve the boundary line adjustment as proposed subject to the legal combination of all parcels as presented. Additionally, the DRB requires the following be added to the map as per the Town of North Hero zoning regulations table 6:2. These are the additions:

1. The site address is missing and needs to be added.
2. The zoning districts need to be named on the map.
3. No acreage is listed on Sweet property and needs to be added.
4. Property owners across road need to be on map
5. Shore lands district line needs to be on the map to clearly label both districts.
6. The survey needs to be signed and stamped.

The motion is seconded by Joe Poquette and hearing no further discussion the motion carries 6-0.

APPROVAL OF MINUTES: **March 12, 2015**

Kate asks if there are any amendments or changes to the minutes. Hearing none the minutes are accepted as read.

ADJOURNMENT

Joe motions to adjourn the meeting at 8:26pm. The motion is seconded by Bobby and hearing no further discussion the motion carries 6-0.

Respectfully Submitted,
Corinn Julow

CC: Board
Zoning Administrator
Town Clerk
Web Page