

North Hero Development Review Board
Thursday, October 15, 2015 7:00 P.M. | North Hero Town Office

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

Absent: Joe Poquette

Guests: David & Trudi Beauchemin, Michael Magoon, Bob Ayers (Zoning Administrator)

CALL MEETING TO ORDER

Meeting was called to order by Kate at 7:00PM.

ADJUSTMENT TO THE AGENDA

None

NEW BUSINESS

Hearings:

Geoffrey & Ruth Anderson – Subdivision: Application 2015-55SUB

Kate opens application 2015-55SUB. Owners Geoffrey & Ruth Anderson of Butler Island, parcel ids 08-00-49.11 & 08-00-49.12, are requesting a subdivision.

Kate asks if any board members have a conflict of interest or ex parte communication to disclose. None do.

Michael Magoon is present as the applicant's representative. Michael is accompanied by Jeff Sikora who denies interested person status stating he is just there to listen. There are no interested parties.

Kate swears in Michael Magoon.

Kate asks if the board members have any new written information to submit. None do.

A sketch labeled 'Exhibit A' is circulated for board review. Michael states there are two ten acre lots on Butler Island and the Andersons wish to divide each in half to create four five acres lots. Michael states the lake setback for the building envelope is incorrect on the sketches submitted with the application. He resubmits new sketches to the board for review with a 100' foot setback from the lake for the building envelope. Bob Ayers gives a brief overview of the new Shorelands Protection act and when a permit would be needed from the state to build. Kate verifies the lots are vacant. Acreage amounts for each potential lot have also been added to the new sketch.

Kate asks the board to review the sketch. She states a vicinity map will need to be added to the final sketch. The board waived the preliminary plan review hearing and states the next hearing will be the final.

Discussion about wastewater and 'deer camp' provisions for camps follows.

Kate asks if there are any further questions from the board. There are none at this time.

Kate states a decision will be written after the final hearing and a notice of sketch plan changes will only be sent if the board finds further requests in the deliberative session.

Kate recesses the hearing.

All sketches originally submitted with the application are marked as void and the new sketch is labeled 'Exhibit A'.

Hearings:

David & Trudi Beauchemin – Conditional Use-Modification: Application 2015-58CU

Kate opens application 2015-58CU. Owners David & Trudi Beauchemin of 400 Rockledge Dr., parcel id 07-03-62.3, are requesting a conditional use modification.

David & Trudi Beauchemin are both present as the applicants. There are no interested parties. Kate swears in the applicants.

Kate asks if any board members have a conflict of interest or ex parte communication to disclose. None do.

Kate asks if the board members have any new written information to submit. None do.

Trudi states they are requesting the term 'temporary' be removed from a previously issued (2008) conditional use decision. They had requested permission to use a portion of an outbuilding as a dwelling while they built a main residence. This residence was never built and they would now like to convert the remaining portion of the outbuilding to a dwelling. Discussion on permanent dwelling vs mother-in-law suite follows. Trudi states it will not be a year round residence. The board decides the correct term for the building is an accessory dwelling unit. If the Beauchemins choose to build a second structure this dwelling will need to be used as a mother-in-law suite or converted back to an outbuilding.

Kate adjourns the hearing.

Budget Discussion:

The board reviews the past budget and actual expenses.

APPROVAL OF MINUTES:

September 17, 2015: Bobby Miller motions to approve the minutes as written, Jim Blandino seconds and the motion passes 6-0 with no further discussion.

OLD BUSINESS

Mylar Approval:

Bridge Bay LLC & Douglas & Christine Bard – Boundary Line Adjustment: Application 2015-23BLA

The revised Bridge Bay LLC mylar has not been submitted.

The board reviews Douglas & Christine Bard's revised mylar which has been submitted in paper format. The board reviews the requested changes and verifies they have all been added to the map. The Bard's will be notified the mylar is approved and can be applied to the official mylar material.

Board Alternate Recommendations: Pete Johnson's name is presented. There is no consensus.

Procedure Rewrite: Kate asks if the board has reviewed the draft. They have the following comments:

- Richard wishes to review a new item he does not feel they have the time to address and asks they revisit the approval next month.
- Jim states there are duplicate paragraphs.
- Kate would like to remove the requirement for a time at the beginning of the meeting for comments & questions from the public.
- Kate states the requirement for a majority vote to change the agenda should be removed as the first order of business on the agenda is now required to be changes to the agenda under the open meeting laws.

BOARD ACTION

Approval of North Hero Development Review Board Rules of Procedure and Conflict of Interest Policy amendments

The board tables approval for the next meeting.

DELIBERATIVE SESSION

At 8:00PM the board enters deliberative session.

Kate states the board has come out of deliberative session at 8:22PM and is ready to motion on the Beauchemin's application 2015-38SW requesting a conditional use modification.

Richard Fettermen motions to deny the request for a change in status from accessory structure to a resident however does approve a status change to accessory dwelling unit. Jim B. seconds the motion and the motion passes 6-0 with no further discussion.

ADJOURNMENT

Bobby Miller motions to adjourn the meeting at 8:25PM. The motion is seconded by Richard Fetterman and hearing no further discussion the motion carries 6-0.

Respectfully Submitted,

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CC: Board
Zoning Administrator
Town Clerk
Web Page