

North Hero Development Review Board
Thursday, December 17, 2015 7:00 PM | North Hero Town Office

In Attendance: **Board:** Kate Kinney, Richard Fetterman, Joe Poquette, Mary Jane Healy, Bobby Miller, and Joe Latimer

Absent: Jim Blandino

Guests: Maurie & John Harrington, Arron Guyette (representing his father Andrew Guyette), Andrew Alling, and Bob Ayers

CALL THE MEETING TO ORDER

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

ADJUSTMENT TO THE AGENDA

None

APPROVAL OF MINUTES

November 19, 2015: Mary Jane Healy moves to approve the minutes as written, Bobby Miller seconds. The motion passing 6-0 with no further discussion.

OLD BUSINESS

Kate and Richard to sign the Bard submitted mylar.

Richard will have a question to ask the board concerning a new letter going out to Geoffrey & Ruth Anderson - Butler Island, Application 2015-55SUB. Kate mentioned that she and Richard will sign the Bard mylar.

NEW BUSINESS

HEARINGS:

1 - Harrington & Guyette Application #2015-75DRB seeking a BLA

Kate opens application 2015-75DRB

Kate asks if any board member have a conflict of interest or ex-parte communication to disclose.

None do.

The Harrington's and Arron Guyette are present as applicants. There are no interested parties.

Kate Swears in the applicants

The presentation is as follows:

John & Murie Harrington of 90 Bayview Drive, North Hero, VT 05474 to sell one acre of land to neighbor Andy Guyette of 283 Blue Heron Lane, North Hero, VT 05474. The Harrington's and Arron Guyette, representing his father Andrew, made their presentation using plat dated Nov. 18, 2015, land surveyor Leonard H. Amblo, No. 695. See Exhibit A

Board members go over the plat's and maps for clarification of the property and orientation.

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

Kate noted that as there are no interested parties present, no questions were taken

Kate asks the applicants if they have any further comments. They do not.

Kate adjourns the hearing

2 – Alling & Benoit Application #2015-76DRB seeking a BLA

Kate opens application #2015-76DRB

Kate asks if any board member have a conflict of interest or ex-parte communication to disclose.

None do.

Andrew N. Alling is present. Nicholas R. Benoit is absent. Mr. Alling submits an email (Exhibit B) from Mr Benoit stating that Mr. Alling will represent both Mr Benoit and his wife, Tammy L. Benoit.

There are no interested parties.

Kate Swears in the applicant.

The presentation is as follows:

Mr. Alling of 113 Oakridge Lane, North Hero, VT 50474 and Nicholas R. Benoit of 97 Oakridge Lane, North Hero, VT 05474 are asking for a BLA do to newly discovered property line pin placement. Mr. Alling submits a plat by surveyor Warren A. Robenstien, NO. 48. See Exhibit A

The pin placement came to light when Mr. Benoit was having a flood survey done and discovered Mr Alling's garage / shop sits approximately six feet onto Mr Benoit's property. The buildings where built in the late 1950's early 1960's. Mr. Alling thinks 1961 is the year. Alling and Benoit's desire is to have this BLA change for future sale of either property.

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

Kate noted that as there are no interested parties present, no questions were taken

Kate asks the applicant if he has any further comments. He does not.

Kate adjourns the hearing

DELIBERATIVE SESSION

At 7:25PM the board enters deliberative session.

Kate states the board has come out of deliberative session at 7:38 and is ready to motion the applicants.

Harrington & Guyette

Joe P. motions to approve application #2015-75DRB seeking a BLA. Joe L. seconds.

The motion passes 6-0 with no further discussion.

Alling & Benoit

Bobby M. motions to approve application 2015-76DRB (BLA). Mary Jane H. seconds

The motion passes 6-0 with no further discussion.

NEW BUSINESS

Richard asks the board for assistance in writing a letter to Geoffery & Ruth Anderson, Application #2015-55SUB. Their representative Michael Magoon was not given a time line for the revisions to be made to the plat before the board could move on the application. Good ideas where shared by all now there is a direction to proceed with. The letter will be written in early January after the holidays.

ADJOURNMENT

Joe P. motions to adjourn the meeting at 7:55PM and Mary Jane seconded the motion and without further discussion the motion passed 6-0

Respectfully Submitted,

Richard Fetterman, CC: Board, Zoning Administrator, Town Clerk, Web Page