

North Hero Development Review Board  
Thursday, July 21, 2016 7:00 P.M. | North Hero Town Office

In Attendance: **Board:** Kate Kinney, Joe Latimer, Jim Blandino, Corinn Julow, Mary Jane Healy  
**Absent:** Joe Poquette, Bobby Miller  
**Guests:** Ron Blair, Leslie Blair, Douglas Hewitt, Charlie Purinton, & Richard Santo

CALL MEETING TO ORDER

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

ADJUSTMENT TO THE AGENDA

None

OLD BUSINESS

**Hearing:**

**Ron & Leslie Blair – Setback Waiver: Application 2016-25DRB**

Kate reopens application 2016-25DRB. Owners Ron & Leslie Blair of 430 South End Rd., parcel id 03-03-13.01, are requesting a setback waiver.

Kate states there are no interested parties present.

Ron & Leslie Blair are present as the applicants. Kate swears in the applicants.

Ron describes his property and location of where he would like to build a deck. Kate asks about a small deck that appears on the sketch at the rear of the building. Ron states he was advised by Bob Ayers, zoning administrator, that the deck could be approved as part of the building permit process to be started after the DRB decision is issued.

The board reviews a sketch submitted by Ron, labeled Exhibit 'E' and dated 7/21/16, depicting neighboring properties within 200 feet of proposed project and their corresponding setbacks. Corinn states the average setback of neighboring properties is 35 feet and the proposed setback for the deck is 42 feet.

Kate verifies setback of proposed deck is more conforming than the setback of current dwelling.

There are no questions from the board.

Kate closes the hearing at 7:10PM.

NEW BUSINESS

**Hearing:**

**Curtis – Subdivision: Application 2016-46DRB**

Kate opens application 2016-46DRB, sketch plan review. Owner Mary Ann Curtis of 2510 Lakeview Dr., parcel id 03-03-19, is requesting a setback waiver.

Charlie Purinton & Richard Santo are interested in listening to the hearing but they decline interested party status and do not take the oath.

Douglas Hewitt of Summit Engineering is representing the applicants. Kate swears him in.

Douglas states the Curtis' have 141 acres they would like to subdivide into three lots.

The board reviews a sketch labeled Exhibit 'A' and dated 7/21/16.

Douglas explains placement of septic systems, proposed dwellings and the driveway. He notifies the board the design of the septic may change.

The board asks for clarification of lake frontage and which section will have deeded access to 'homestead' lot and how it will be accessed.

Discussion over wetlands, how they are designated on sketch and contour lines follows.

The board waives the preliminary review and notifies Douglas he has one year from this date to begin the final hearing.

Kate closes the sketch plan review hearing at 7:45PM.

## OLD BUSINESS

### Hearings:

#### **Island Arts – Conditional Use: Application 2016-02DRB, Phase II**

Kate reopens application 2016-02DRB, phase II. Owner Island Arts of 1127 US Route 2, parcel id 11-01-60.2, is requesting a conditional use.

Kate states Island Arts has requested the hearing be postponed.

Kate continues the hearing for Phase II of application 2016-02DRB to August 11, 2016 at 7:00PM.

## DELIBERATIVE SESSION

At 7:48PM the board enters deliberative session.

Kate states the board has come out of deliberative session at 8:15PM.

Mary Jane motions to approve Ron & Leslie Blair's application for setback waiver, 2016-25DRB, as presented. Jim B. seconds and the motion moves 5-0 with no further discussion.

Jim B. motions to modify the Curtis sketch plan for application 2016-46DRB with the following criteria:

1. North Arrow on the main map
2. Delineation of acreages in the rural & shorelands district for each of the two parcels, 1 & 2
3. Delineation of approximate outer boundary of the wetlands on the lots without the need to delineate any islands of non-wetlands internal to that external boundary

Also, as condition of final approval, but not necessary for the final hearing, will be the submission of a letter from the Vermont Department of Environmental Conservation Wetlands Section on whether any wetlands exist on the property.

Joe L. seconds and the motion moves 5-0 with no further discussion.

## APPROVAL OF MINUTES:

**June 16, 2016:** Kate motions to approve the minutes as written, Mary Jane seconds and the motion passes 5-0 with no further discussion.

## ADJOURNMENT

Kate Kinney announces the meeting is adjourned at 8:17PM.

Respectfully Submitted, Corinn Julow

CC: Board  
Zoning Administrator  
Town Clerk