

Sutton Development Review Board
Minutes of meeting 2-14-2017
7:00 PM, Sutton Town Offices

In attendance: Sutton DRB: Paul Brouha (chair), Chip Devenger, Darlene Ahrens, Byron Savoy, Brandon Mazur (secretary); Jake Simpson, Danielle Simpson

The meeting came to order at 7:02 P.M.

Brandon eschewed reading the warning of the hearing as it appeared in *The Caledonian Record* on 1/25/17 and 2/1/17 and as it was posted as required by law:

NOTICE OF PUBLIC HEARING BEFORE THE DEVELOPMENT REVIEW BOARD

A public hearing before the Development Review Board will be held on 14th of February 2017 at the Sutton Town Office at 6:00 p.m. to hear the following permit applications:

Danielle Simpson, 743 Simpson Hill Rd. Sutton proposes to subdivide a 268 acre parcel at 925 Underpass Road Sutton into two parcels of 4.9 acres and 263 acres.

Russell Lepine, P.O. Box 353 West Tisbury, MA 02575 proposes to subdivide a 49 acre parcel owned by him and Kristen Lepine at 3949 Pudding Hill Road Sutton into three parcels of 3 acres, 9.7 acres, and 36.7 acres.

A copy of these applications and additional information may be obtained at the Sutton Town Clerk's office.

Participation in this hearing is a prerequisite to the right to make any subsequent appeal.

Please also note that the regularly scheduled January meeting of the Planning Commission is canceled.

Paul reviewed the agenda, noting that Russell Lepine had asked for his application to be deferred. There were no other additions or deletions to the proposed agenda.

Before the hearing began Paul asked if there were any conflicts of interest or ex parte communications. None were noted. Paul reviewed what constitutes an "interested person."

Danielle was sworn in. Paul asked if anything needed to be added to Danielle's written application. She said no additions were needed. The Board had no questions for the applicant.

Findings of Fact:

Property is situated in the Town of Sutton at 925 Underpass Road.

The current zoning map shows the property as being zoned in the Residential (within 800 feet of Underpass Road) and Woodlands and Recreation Districts (Tables 205.02 and 205.04 of Sutton Zoning Bylaw and Subdivision Regulations, August 23, 2005 revision).

The purpose of the Residential District is to provide for residential and other compatible uses at a density consistent with the physical capability of the land, the availability of services and the need to provide sufficient opportunities for housing.

Minimum lot area and dimension requirement in the Residential District is as follows:

Lot area	1 acre
Road frontage	200 feet
Setback from center of road	75 feet
Setback from side and rear lot lines	25 feet

Single family dwellings are a permitted use in the Residential District.

The purpose of the Woodlands and Recreation District is to protect the natural resource value of lands which are essentially undeveloped, lack direct access to public roads, are important for wildlife habitat, have potential forestry use, have one or more physical limitations to development, or include significant natural, recreational or scenic resources. No additional community facilities services will be provided in the areas in the future.

Lot area	10 acres
Road frontage	400 feet
Setback from center of road	75 feet
Setback from side and rear lot lines	25 feet

Single family dwellings are a permitted use in the Woodlands and Recreation District.

Applicant has notified abutting landowners in writing of plans and apprised them of the date/time of the public hearing. Note also that notice was published in the *Caledonian-Record* and posted in Sutton as required by law.

All paperwork/maps and the required fee of \$50 was submitted to the Town Clerk's Office on January 18, 2017--more than 21 days in advance of the DRB hearing.

The original lot is 268.25 acres and applicant proposes to create two lots of 4.9 acres (with 756.3 feet road frontage on Underpass Road), and 263.35 acres.

The State of Vermont, Department of Environmental Conservation (DEC) has issued a wastewater and potable water supply system permit for the single family residence under construction on the 4.9 acre lot. According to the DEC permit, the remaining 263.5 acre lot is not approved for construction at this time and similar permits will need to be obtained before a person may erect or construct any structure on that lot.

Danielle Simpson as unrestricted owner of the property has authority to apply to subdivide the property.

Conclusions of Law:

Based on Town of Sutton Zoning and Subdivision Regulations, prepared in accordance with 24 VSA, Section 4401, the proposed application conforms to subdivision standards and may therefore be approved by the Sutton Development Review Board meeting in Sutton on February 14, 2017.

Chip moved to close the hearing. Byron seconded and the hearing was closed.

As there were no outstanding considerations, Byron saw no reason to advance the application to a Deliberative Session and moved to approve the application. Darlene seconded the motion and the application was approved.

The meeting was then adjourned at 7:10 P.M.