

Sutton Development Review Board

Minutes of meeting 1/16/2018

6:00 PM, Sutton Town Offices

In attendance: Paul Brouha (chair), Chip Devenger, Lucien Belanger, Byron Savoy, Darlene Ahrens (Sutton DRB); Elizabeth Hubbard, Celeste Girrell (Sutton School); John Kriebel

The meeting was called to order at 6:10 P.M. Introductions were made.

Brandon read the warning as it appeared in the *Caledonian-Record* and was posted in several locations in Sutton:

TOWN OF SUTTON

Notice of public hearing before the Development Review Board Hearing

January 16, 2018

6:00 at Sutton Town Office

The Sutton Development Review Board will consider:

Sutton Town School proposes to erect and display a sign 6x8' at their Underpass Rd. location

VELCO proposes to subdivide a one-acre parcel off Wood Hill Rd.

John Kriebel and Ramona Nault propose a property boundary adjustment off Wheeler Mountain Rd. to correct a survey error

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.

The proposed agenda was reviewed. There were no additions or deletions.

Paul asked if there were any conflicts of interest or ex parte communications. None were noted.

After putting the applicants under oath, the Sutton School's application was considered. Elizabeth summarized the decision-making process at the school that led to the sign's creation. The sign is 19.6 square feet, larger than the 18 square feet allowed by Sutton's Unified Development Bylaws. The Sutton Development Review Board's latitude for granting a variance is set forth in the Vermont Municipal and Regional Planning and Development Act of 2006, Title 24 VSA, Chapter 117, Section 4469. The Sutton School's application does not meet all of the required five criteria contained therein.

Chip moved the Development Review Board draft a technical amendment to the Bylaws after

reexamining and measuring existing signs around town and amend the bylaws accordingly. Darlene seconded. The motion carried. The application will be held in abeyance until the amendment process is complete.

The Board did not consider the application of VELCO to subdivide property off Wood Hill Road as the letters notifying abutting landowners were not sent out 15 days before the hearing. The Board will consider their application at the next meeting.

John Kriebel's application for a property boundary adjustment was considered next. John summarized the situation: a more recent survey, commissioned before logging, revealed inaccuracies in the original survey. In the time since the original survey and based on it, John's neighbor, Ramona Nault has been using a portion of his land as if it was hers. John proposes moving a boundary line, giving Ramona Nault .23 acres while receiving .13 acres from her. Because the Board did not have in hand a copy of a December 7, 2017 letter to the Board signed by both parties a signed affidavit from neighbor, Ramona Nault, agreeing to the exchange was requested (that will not be needed). Paul moved the DRB work with Alison Low of NVDA to draft an amendment to Sutton's Unified Development Bylaws concerning boundary line adjustments. Darlene seconded. The motion carried.

After a motion to adjourn passed the meeting adjourned at 7:30 pm

Respectfully submitted,

Brandon Mazur