

Minutes of a meeting of the
Sutton Development Review Board
July 11, 2017 6:00 PM
Location: Sutton Town Offices

In attendance: Paul Brouha, Chip Devenger, Darlene Ahrens, Hank Parker, Byron Savoy, Lucien Belanger, Brandon Mazur (Sutton DRB); Paul Lane (interested person).

The meeting was convened at 6:20 PM.

Brandon read the minutes of the last Planning Commission meeting on June 27, 2017. The minutes were accepted without exception.

In the Lepine's absence, Paul reviewed the process of how applicants are instructed to retrieve and post a red "P" sign and the DRB discussed potential improvements to streamline the process.

At 7:07 the DRB hearing was convened to hear the subdivision application of Russell and Kristen Lepine. The Lepines were not present and had no authorized representative.

Brandon read the warning of the hearing as published in the *Caledonian-Record* and in three locations throughout town as required by law.

There were no additions or deletions to the proposed agenda.

In the matter of this application there were no ex parte communications of conflicts of interest.

Paul Lane, abutting landowner and interested person, was present. Mr. Lane stated that he believes Mr. Lepine's intent in subdividing is to allow for the sale of housing lots adjacent to Lanes Way. Mr. Lane stated his concern that more traffic on that Class 4 road to the property, which has a significant blind spot, would create unsafe traffic conditions for users. Mr. Lane requested that improvements to Lanes Way servicing Parcel 2 (the 36.3 acre parcel) be a condition imposed by the DRB on the Lepines as part of a subdivision approval.

Paul Brouha stated his concern that only Russell Lepine's name is on the permit application; Co-owner Kristen Lepine's name is on the deed but is nowhere present on the application, she has not authorized a representative, nor does the application include any letter or statement of her desire/consent to subdivide.

A concern was raised that the findings of fact should include a statement about how density-based zoning applies to the Lepine's application. Specifically, the 10 acre minimum/residence lot would restrict further subdivision to one more lot on Parcel 2 and would require that one of the lots on that parcel would be at least 25 acres in order to maintain eligibility for Current Use.

At 7:25 pm Paul Brouha recessed the public hearing in anticipation of applicant participation/representation at some future duly warned hearing.

At 7:25 Chip moved to adjourn. Byron seconded and the meeting was adjourned.

These minutes prepared by Brandon Mazur, secretary.