

Sutton Development Review Board
Minutes of meeting October 13, 2015
Location: Sutton Town Offices

In attendance: Sutton DRB: Paul Brouha (chair), Chip Devenger, Hank Parker, Brandon Mazur (secretary), Mary Lou Lamont (Zoning Administrator); Neal Faulkner

The meeting began with Brandon Mazur reading the minutes of the previous Planning Commission meeting, which was held on September 29, 2015. Several changes to the minutes were suggested, which will be made and appear when the approved minutes are posted.

Brandon then read the warning of the hearing as it appeared in *The Caledonian Record*: Neal S. Faulkner & Alice Lanoue are proposing to subdivide their property at 2630 Underpass Road (Tax Parcel ID # Sutton 100-2630). They are proposing to subdivide eight acres from the original ten acre homestead. The eight acre portion has been approved by Vermont ANR-DEC for one residential building site.

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

Neal was introduced to the DRB and sworn in. Paul asked him if there was any additional written information he would like to provide. Neal offered none as the application was complete.

Paul then began reviewing the Findings of Fact.

Findings of Fact:

Property is situated in the Town of Sutton on Underpass Road.

The current zoning map shows the property as being zoned in the Rural District (Table 205.03 of Sutton Zoning Bylaw and Subdivision Regulations, August 23, 2005 revision).

The purpose of the Rural District is to provide for limited residential and compatible development in areas that are rural in character with agriculture and forestry as their primary use. These areas are generally served by adequate town roads and the soils and slopes are suitable for development at a moderate density.

Minimum lot area and Dimension Requirement in the Rural District is as follows:

Lot area	2 acres
Road frontage	300 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 Rural District.

Applicant has notified abutting landowners in writing of their plans but were unable to apprise them of the date/time of the public hearing. Note, however, that notice was published in the Caledonian-Record and posted as required by law.

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

Applicant has secured a Wastewater System and Potable Water Supply Permit from the Vermont Department of Environmental Conservation (Permit WW-7-4321) based on a submitted engineering/site plan as required by 10 VSA Chapter 64).

The original lot is 10 acres and applicant proposes to create two lots of 2 acres (with 350 feet road frontage) and 8 acres (with 890 feet road frontage). Suggested house site is set back approximately 65 feet from center of road and suggested house location is in excess of setback requirements from side and rear lot lines.

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 is therefore approved by the Sutton Development Review Board meeting in Sutton on October 13, 2015. We note, however, that the house site will have to be moved 10 feet further back from the centerline of Underpass Road in order to conform to the building setback standards. Evidence of that will need to be produced during the building zoning application process.

There were no interested members of public present.

Paul saw no reason to close the hearing and go to a Deliberative Session. Hank moved to approve the application. Chip seconded and the application was approved.

Paul noted to Neal that the site plan/survey map needs to be submitted to the Town Clerk on Mylar before approval can be considered final.

Hank moved to adjourn and the meeting was adjourned at 7:30 PM.
Minutes approved December 7, 2015