

Bernard Bessette for a Final Plat Hearing for a proposed 2-Lot Subdivision of Lot 6 to create Lot 6A and Lot 6B located at Brewster Road.

Members Present: J. Heyer, C. Rainville, N. Hibbard, M. Dufresne, M. Varney

Public Present: Andrew Bessette, Bernard Bessette, Marc Wiener, Trudy Cardinal, Jackie Marshall, ZA Assistant

7:15 PM- J. Heyer called the Hearing to order. Introductions were made, the warning was read, and parties were sworn in.

M. Varney made a correction to the warning stating that the most recent amendments to the Development Regulations that were adopted on September 29, 2014 would not be applied to this project. **M. Varney** stated that the Adopted date September 29, 2014 should be omitted from the warning in regards to this Final Plat Hearing.

A. Bessette and B. Bessette presented the Final Plat to the Board. The Board briefly discussed the changes to the Site Plan which included moving the Hammer Head location and moving the House Site on Lot 6B which is still within the Building envelope. There was discussion on the Current Driveway Standards and the need to upgrade Indian Head Road. The Board also discussed that Brewster Road would need to be certified by a Vermont Licensed Engineer as meeting the current A76 Town Road Standards. In addition, if Brewster Road is not meeting the current A76 Town Road Standards, Brewster Road would also need to be upgraded.

PUBLIC INPUT:

T. Cardinal stated that she was worried about Neighbor to Neighbor conflict in regards to the clearing of snow. **T. Cardinal** asked what the Current Driveway Standards are. The Board informed her that the Current Standard is 16ft with 2ft shoulders on each side. **T. Cardinal** also asked if there was a way of figuring out where her driveway would begin and where the neighbors would begin and end and if something like that could be included within the covenants. The Board discussed her concerns and stated that it might be a good idea to have covenants created that would include more specifics on the maintenance of the Road.

8:17 PM- M. Varney moved to close the Final Plat Hearing; **N. Hibbard** 2nd. All in favor.

Respectfully submitted,

Jackie Marshall,
Planning and Zoning Assistant

Signed: _____ **Date:** _____
For the Development Review Board

These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.