

Bethel Development Review Board
Tuesday, May 29, 2018
Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Brad Andrews

Public Present: Harry Sargent, Applicants Kosta Makris & Bridgette Peck

The meeting was opened at 7:00 PM for the purpose of hearing a request for a waiver of lot size by Kosta Makris & Bridgette Peck for the development of their land parcel located on Camp Brook Road. The property is identified as ID #02.065.000, Map # 08-014.030. The property is a 2 acre lot located in the Medium Density Development District, having a minimum lot size requirement of 4 acres with 50' set backs from all property boundaries and road frontage.

The Applicants were invited to explain the proposed development and the circumstances in which they obtained the property. Ms. Peck explained that the property was transferred to her through a family transaction. The lot had previously been subdivided in 2014 through an approval by this body using the Zoning Regulations which, at that time, allowed 2 acre lots. The applicants provided a detailed site plan developed by Bannon Engineering of Randolph, VT, detailing the location of the proposed single family dwelling, access drive, well and septic location. A second drawing was submitted with setback distances indicated, all of which are to be well over 50'. Mr. Sargent, who originally subdivided the land, detailed the circumstances of the subdivision which were verified by the data in the records recorded with the Town.

The Board then reviewed Section 8.1.2. of the Bylaw for Waiver Standards. After additional discussion, the hearing was closed at 7:16, the Applicant's and Mr. Sargent departed, and the Board went into deliberative session.

The Board exited deliberative session at 7:33 and a motion was made by N. Whitcomb & seconded by K. Bollman that, since the waiver request does not result in a greater than 50% decrease in any dimensional requirements, and, that the proposed development conforms to the existing patterns of the district, the waiver request be granted under the condition that the curb cut, culvert size and slope of the driveway at the intersection with Camp Brook Road be approved by the Town Manager/Road Commissioner. The motion was approved by unanimous vote.

There being no other business, K. Bollman moved and B. Andrews seconded that the meeting be adjourned. The motion carried by unanimous vote and the meeting was adjourned at 7:33 pm.

Respectfully submitted,

Eric Benson