

Bethel Development Review Board  
Tuesday, August 7, 2018  
Approved Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Brad Andrews, Charles Washburn, Penny Griffin.

Public Present: Applicants Richard Balser (7:00 – 7:13); Joe Miller (7:32 – 8:45).

Due to the lack of appearance of the Applicant for the first order of business, the agenda was amended to take item #2 first.

The meeting was opened at 7 PM for the purpose of hearing a request for a waiver of lot size requirement by Richard Balser for the subdivision of a land parcel located at 1874 Camp Brook Road. The property is identified as ID #02.023.000, Map # 09-023.000. The property is a proposed 3.89 acre lot located in the Medium Density Development District, having a minimum lot size requirement of 4 acres with 50' setbacks from all property boundaries and road right-of-way.

Mr. Balser was invited to explain the proposed development and the circumstances in which the property was subdivided. He explained that the property had been surveyed in 2006 for his mother, Elizabeth Balser, for a planned 2 lot subdivision, breaking this lot out of a prior 149.5 acre parcel of land. The family had also sought and received a Waste Water System and Water Supply permit from the State of Vermont, but the subdivision with the Town of Bethel was never completed. Mr. Balser was unaware of this situation and now, since his mother had passed, he is in the process of subdividing the land between himself and his brother and assumed everything was in place since he found the survey depicting the two lots and the state permit documentation. The Board reviewed the survey and State permit provided with the application. He now has a buyer for the original farmhouse on the 3.89 acre lot but the attorney handling the title search discovered the lack of approved subdivision issue.

The Board then reviewed Section 8.1.2. of the Bylaw for Waiver Standards which allows a waiver to be granted if the waiver does not result in a greater than 50% decrease in any dimensional requirement and the proposed development conforms to the existing development patterns of the district. After additional discussion, a motion was made by K. Bollman and seconded N. Whitcomb, to approve the request based on the prior referenced required criteria. The motion was passed on a unanimous vote. The Applicant was advised of the 30 day appeal period of this decision. The hearing was closed at 7:13 and Mr. Balser left meeting.

The board then reviewed the minutes of the 5/29/18 & 7/17/18 meetings, amended and approved them both.

Joe Miller arrived representing his son, Joseph Miller, and the hearing was opened at 7:32 to hear a request for a variance of setbacks for his property located at 82 Comstock Road. The property identified as Parcel #02-033.000; Map #09-037.000. The property is located in the Medium Density Development District, having a minimum lot size requirement of 4 acres with 50' setbacks from all property boundaries and road right-of-way. Mr. Miller explained that his son wishes to construct a 32' x 36' garage on the property which is proposed to be located 20' from the edge of Comstock Road. In discussing the application, it was discovered that the adjacent property owners had not been notified of this variance request. That being the case, the hearing was suspended to August 28, 2018, at 7PM to allow proper time for notification and warning of the hearing.

There being no other business at hand C. Washburn moved and P. Griffin seconded to adjourn. The motion carried by unanimous vote and the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Eric Benson