

Bethel Development Review Board
Tuesday, November 1, 2016
Draft Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Robert Leister, Penny Griffin.

Public Present: None.

The meeting was opened at 7:00 PM for a Public Hearing for a request from Michael and Amy Manning for a Minor Subdivision of the property located at 2338 Dart Hill Road. The property is identified as ID #03-033.000 and consists of an existing 86.5 acre that the applicants are attempting to subdivide into two lots consisting of a 34.5 acre lot with the existing improvements, and a 52 acre undeveloped parcel to be sold to an adjacent land owner. The proposed subdivision would be accomplished by bisecting the existing lot with a straight line of 1,859.92 feet to a point on the westerly line of the property.

This application for subdivision was referred to the DRB by the Zoning Administrator for lack of an official survey by a licensed Professional, as appears to be the requirement of the new Interim Zoning Regulations.

Mr. Manning was present and provided a rough map of the property with GPS coordinates and lot lines of the proposed subdivided parcel, along with a metes and bounds description. Mr. Manning stated that fulfilling the new requirement of an "official" survey of the property would cost in the neighborhood of \$10,000, which was much more than he could afford.

The Board reviewed the wording of the Bylaw in sections 7.5.1 and 7.6, in particular, the wording of line 14 on page 77, which refers to the map as a "minor subdivision map". Neither term, "survey" or "minor subdivision map" is defined in the definition section and appears to be ambiguous. The Board reviewed the requirements of the map as detailed in Section 334 of the prior Zoning Regulations. After further discussion, a motion was made by K. Bollman and seconded by N. Whitcomb to approve the request for a minor subdivision citing the following criteria:

- 1) The requirement regarding the "map" in the Interim Bylaw is not consistent and is not clear to the Board how to implement this requirement, and
- 2) Knowing the intent of prior Bylaw was to lessen the burden of landowners who were desirous of making a simple 2 lot subdivision by not requiring a formal survey of the property,
- 3) The two lots, once subdivided meet the minimum criteria for parcels in this district,
- 4) An approval could be granted provided the applicant submits a more clear map of the proposed subdivided parcel including: lot boundary lines with angles and distances; a north arrow; existing and proposed rights of way or easements on the lot; and a title block with the name and address of the applicant, as well as the recorded book and page numbers of the original parcel. The map is to be delivered to the Town Clerk's Office within 90 days of this hearing to be recorded as a Minor Subdivision Map.

After some further discussion, the motion passed by unanimous vote.

The hearing was closed at 7:40 and Mr. Manning departed.

The minutes of the July 5, 2016 were then read, amended and accepted.

There being no other business at hand, the meeting was adjourned at 7:50.

Respectfully submitted,

Eric Benson