

Town of Underhill
Development Review Board Minutes
Chairperson Scott Tobin

March 17, 2008

Board Members Present:

Scott Tobin, Chair
Stan Hamlet
Penny Miller
Chuck Brooks
Matt Chapek
Charlie Van Winkle

Also Present:

Kari Papelbon, Zoning Administrator

6:11 PM: Meeting called to order. Chairperson Scott Tobin began the meeting by explaining the procedure for the hearing and swore in those wishing to speak.

6:14 PM: Ron and Susan Racine boundary line adjustment hearing commenced.

Racine
32 Krug Road

Applicants Present:

Ron and Susan Racine

Identifier:	Contents:
ZA-1	A copy of Ron and Susan Racine's application
ZA-2	A copy of the proposed survey prepared by Albert W. Harris for Ron and Susan Racine and Barney and Irene Kelley and Ellen Billado (dated 2-3-08)
ZA-3	A copy of the e-mail from Justin Willis dated 2-11-08 regarding the State wastewater permit amendment
ZA-4	A copy of the State subdivision permit, #EC-4-1951, for the relocation of the water supply and construction of a replacement mound wastewater disposal system dated 1-9-96
ZA-5	A copy of the current state Wastewater System and Potable Water Supply Rules pertaining to boundary line adjustments
ZA-6	A copy of the Boundary Line Adjustment checklist

- Chairperson Tobin entered submissions contained in the information pack into record.

- Ron Racine explained that Mr. and Mrs. Kelley are selling their property at 18 Krug Road and that he and his wife wish to purchase that lot. The Racines currently own the adjoining property at 32 Krug Road. He is proposing to transfer enough acreage from 32 Krug Road to bring 18 Krug Road to just over 6 acres.
- Chairperson Tobin asked which district the properties lie in. Board Members replied that they were in Rural Residential and Water Conservation.
- Board Member Charlie Van Winkle asked if the Racines had already closed on the Kelley house. The Racines replied that they had not, but that their current house is on the market and that Mrs. Racine's parents, the Kelleys, own the house on the market at 18 Krug Road. A brief discussion of the Kelleys recent move ensued. Mr. Kelley arrived at the hearing.
- Chairperson Tobin asked if the shaded area on the map was the portion to be conveyed. The Racines confirmed this.
- Chairperson Tobin asked whether the current septic system for 32 Krug Road was depicted on the map. Mr. and Mrs. Racine replied that it was and pointed to the location on the map. Chairperson Tobin then asked if there was a designated replacement system. Mr. Racine and ZA Kari Papelbon stated that the e-mail from Justin Willis addressed this issue. Mr. Racine explained further that the area to be conveyed is wetland and is not suitable for septic.
- Board Member Van Winkle asked if the Racines had a failed septic system in 1995. Mr. Racine explained that at the time there was a trailer on the property, but they replaced that with a colonial home. The Town conducted a site visit for the septic and leachfield and informed the Racines that they would need to build a mound system. That system was designed by Justin Willis and installed by March of 1996. Board Member Van Winkle explained that the Racines were exempt from designating a replacement area. Mr. Racine explained that the e-mail from Justin Willis stated that they would pursue an amendment to their current septic permit.
- Chairperson Tobin asked how many acres would be conveyed. Board Member Van Winkle replied that it would be ±0.69 acres.
- Chairperson Tobin asked if there were further comments and asked Mr. Kelley if he would like to provide testimony. Mr. Kelley responded that he was attending as an observer.
- Chairperson Tobin asked ZA Papelbon if she had any comments. She replied that she did not. Chairperson Tobin then asked for any other comments.
- Board Member Matt Chapek asked whether the boundary line adjustment was exempt. Board Member Van Winkle stated that the Town does not have any exemptions, but that the underlying criteria for a boundary line adjustment in the past was whether a building lot could be created on the acreage to be conveyed. In this case, no building could occur in the conveyed acreage.

- Board Member Stan Hamlet asked whether the zoning was 5-acres or 3-acres. ZA Papelbon explained that the parcels were in 3-acre zoning, however a portion of 18 Krug Road was in 5-acre zoning. She then added that a Deed of Transfer would be required.
- Chairperson Tobin asked if there were further questions or comments.

6:23 PM: Chairperson Tobin asked if the Board had enough information to make a decision on whether the hearing fulfills the requirements of the Underhill regulations. Board Member Charlie Van Winkle made a motion, seconded by Board Member Stan Hamlet, to approve the boundary line adjustment. The motion was passed by all Board Members present.

6:54 PM: Board Member Stan Hamlet made a motion, seconded by Board Member Matt Chapek, to adjourn. The motion was passed by all Board Members present.

6:55 PM: Meeting adjourned.

These minutes of the 3-17-08 meeting of the DRB were

Accepted

This _____ day of _____, 2008

Chairperson Scott Tobin

These minutes are subject to correction by the Underhill Developmental Review Board. Changes, if any, will be recorded in the minutes of the meeting of the DRB.