

Town of Weston Development Review Board

Minutes of Meeting February 2, 2022

Present: Deborah Granquist, Tom Foster, Ann Fujii, Jeff Lennox, Debra Lyneis, Susan Morris

Absent: Carrie Chalmers

Public: Will Goodwin, Zoning Administrator;

Jim Murphy, Little Pond Partners, LLC; Ted Reeves, engineer; Gary Rapanotti, land surveyor; Bill Dakin, attorney;

Ryan Hart, Weston Fire Chief; Josh Allison, Deputy Chief

Note: The meeting was conducted remotely through Zoom, with Ms. Fujii, Mr. Foster, Mr. Goodwin, Mr. Murphy, Mr. Rapanotti, Mr. Dakin, Mr. Hart and Mr. Allison all attending remotely from the Weston Town Office. The meeting was recorded.

Deborah Granquist, Chair, called the meeting to order at 5:11PM.

- 1) **Approve Minutes.** Motion: To approve the DRB minutes of 1/13/2022. Moved by Mr Foster and seconded by Ms. Fujii. The motion passed unanimously.
- 2) **Rules of Procedure.** Motion: To hold regular Development Review Board meetings on the first Wednesday of each month, if needed. Moved by Ms. Lyneis and seconded by Mr. Lennox. The motion passed unanimously.
- 3) **Subdivision Sketch Plan Review.** Little Pond Partners, LLC
 - a) Ms. Granquist explained the process for tonight's meeting. She asked for disclosure of any conflicts of interest or *ex parte* conversations (none) and administered the oath of evidence to all persons who plan to speak tonight.
She also listed the documents submitted for review:
 - Application for Major Subdivision – Little Pond Partners, LLC dated December 16, 2021
 - Letter from William Dakin, Jr. dated January 28, 2022
 - Email from Garrett Baxter, Esq. Vermont League of Cities and Towns
 - Subdivision Plan Little Pond Partners, LLC, by Gary Rapanotti L.S. dated December 2, 2021
 - Sketch Plan Requirements and Procedure 1/17/22
 - b) Compliance with Subdivision Regulations Section 210 and 220. Mr. Murphy believes they are in compliance with Section 210 and 220. With respect to items 1-10 of Section 210. For #6 there are no easements and for #11 there are no proposed buildings. Mr. Rapanotti reported the total acreage for #10: 218.73 acres in Weston plus 47.79 acres in Andover. Mr. Murphy referred to the opinion letter from Mr. Dakin in which he opined that he believes that the proposed subdivision “is in full compliance with subsections 1 through 10 of Section 210.” He also stated that the subdivision “has been designed and appears to be in compliance with Subsections (3) and (4) of Section 220.” Mr. Murphy also corrected the application to reflect that there are 3 full lots in Weston with the remaining 4 lots partly in Weston and partly in Andover.
 - c) Questions/Issues
 - 1) The question was raised about the lots being created that are partly in Weston and partly in Andover and whether a town boundary ultimately could allow for further future subdivision of

those lots along town boundaries. Mr. Dakin stated that the town line does not create a division line without additional subdivision and land use permits. This should be included on the final plat as a condition of the subdivision approval.

- 2) Firetruck and other emergency vehicle access is a concern because there is no direct access within the town of Weston without traveling through Andover. Mr. Hart noted that the distance from the Weston firehouse to the subdivision is 3.5 miles traveling out Dale Road or going out Boynton Road. Mr. Hart said that having Weston cover the properties in Weston should not be a problem as long as all of the items noted below are adequately addressed. Andover fire coverage is provided by Chester. Weston would provide fire coverage to Weston residences unless the towns agreed to share coverage.
- 3) Mr. Hart spoke about the desirability of having access in Weston off of Old Tavern Road. There was also discussion about upgrading Marsh Crossing Road from a Class 3 road to make access to the subdivision shorter. The applicant indicated that these would not be practical due to extensive beaver ponds and wetlands, required regulatory approvals and significant additional costs.
- 4) Firetrucks and other large vehicles need space to turn around at the end of the road. Both a *cul de sac* and hammerhead “T” were discussed. There must be ample room for both turning around and staging – depending where a water source is located. The applicant will address this on the next plat.
- 5) Firetrucks also need a sustainable nearby water source, such as a fire pond and dry hydrant or sprinkler systems in the homes. There also was discussion about the difficulty of pumping water up the hill from Little Pond Road to Lot #9. The applicant will address this.
- 6) There were many questions about the “shared drive.” In fact, the “shared drive” is not a shared drive. Rather it is a private road that goes from Little Pond Road through the subdivision to a point in which it will become a driveway to Lot #9. Ms. Fujii suggested labeling it a “private road.” Mr. Hart did not seem to have any issue with the last part of the private road being a driveway. There was discussion about road maintenance. The lots will each own ½ of the road and there will be a road maintenance agreement, including plowing etc., among all of the lots in the subdivision. The private road will be built to state and town specifications and may be offered to the town as a town road. It was noted that town standards might be different for Weston and Andover. Ms. Fujii noted that it was highly unlikely that the Town of Weston would accept responsibility for this road at any time in the near future. The plat should also specify where that road ends and the driveway for Lot 9 begins. It should include lot frontage dimensions and designate driveway placements for all lots. Mr. Hart noted that a 50’ right-of-way is sufficient for the road and driveway. It was suggested that the Town Road foreman be contacted. The applicant will address these concerns.
- 7) There was discussion about rescue and emergency response. Weston is covered by Londonderry Rescue Squad. The applicant will address this.
- 8) Children will attend school in the town where their houses are physically located, including on the split lots. Children in houses in Weston will go to Weston designated schools (Flood Brook and school choice for 9-12). This disclosure should be made clear to buyers of the lots. The applicant will address this.
- 9) A question was asked about the grade of the private road. Mr. Murphy said it was not steep and that there was only a small part with a grade of 11%.
- 10) The applicant will complete septic system designs for all lots, although there can be delays in obtaining required state waste water permit approvals. The applicant will have to decide how he is addressing this issue.
- 11) There was discussion about building envelopes. Given the large size of the lots – all in excess of 10 acres, Mr. Murphy said it should be easy to find a place to build within the Town setback requirements. There also was discussion about road frontage issues of the Weston lots (the subdivision is in the Rural low intensity zoning district). The applicant will address this.
- 12) The plat should show wetland areas; there are required setbacks from wetlands.

d) Next Steps. The applicant would like to schedule a hearing asap. Ms. Granquist made it clear that no hearing would be scheduled unless and until the materials submitted by the applicant have been reviewed by the Zoning Administrator (ZA) and he has confirmed to the DRB that the application is complete. Ms. Granquist said she did not want to waste the time of DRB member and members of the public with incomplete applications. The applicant and ZA will review the Preliminary Plan requirements for completeness. Once all the materials have been reviewed by the ZA and determined complete a hearing will be scheduled and appropriately warned. If that can take place in time to warn a hearing for March 2, a hearing will be held then. If not, it will be put off until the next meeting which is in April. Ms. Granquist requested that the applicant provide the materials to the ZA in a timely fashion.

4) **Motion to adjourn at 6:50 PM:** Moved by Ms. Fujii and seconded by Ms Morris. The motion passed unanimously.

Respectfully submitted,
Debra Lyneis, Secretary
Deborah Granquist, Chair