

Town of Weston Development Review Board

Minutes of Meeting May 5, 2022

Present: Deborah Granquist, Tom Foster, Jeff Lennox, Susan Morris, Debra Lyneis, Laura Katz (Alternate)

Absent: Carrie Chalmers, Ann Fujii

Public: Will Goodwin, Zoning Administrator (ZA);
James Murphy, Little Pond Partners, LLC, Applicant
Gary Rapanotti, Surveyor
William Dakin, Attorney
Ted Reeves, Engineer
Ryan Hart, Weston Fire Chief

Note: The meeting was held at the Weston Town Office with Ms. Granquist, Ms. Lyneis, Ms. Katz and Ms. Morris attending remotely by Zoom. The meeting was recorded.

Deborah Granquist, Chair, called the meeting to order at 5:06 PM.

- 1) **Approve Minutes.** Motion: To approve the DRB minutes of 4/6/2022. Moved by Mr. Foster and seconded by Ms. Morris. The motion passed unanimously.
- 2) **Hearing: Little Pond Partners LLC Subdivision**
 - a) Ms. Granquist, chair, opened the hearing at 5:07. Notice of the public hearing was posted in the VT Journal, in the Town of Weston and on the subdivision property. However, abutters were not notified of the hearing as required by the applicant. The chair questioned whether or not the hearing could proceed without this compliance and determined to seek legal counsel the following day. Meanwhile, the board decided to proceed with the hearing with the understanding that it may need to be repeated after abutters are informed.
 - b) Ms. Granquist explained the process for tonight's meeting following DRB Rules of Procedure. The application was received on 12/15/2021. 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. The hearing was recorded.
 - c) Documents submitted for review
 - Application signed Gary Rapanotti, 12/15/21
 - Letter from William Daken, 1/28/22
 - Draft Minutes from sketch plan hearing held 2/2/22
 - Preliminary plat drawings by Rapanotti 12/2/21 & Reeves Consulting 4/14/22
 - Letter from applicant signed by James Murphy on 4/19/22
 - Weston Major Subdivision checklist updated for preliminary plat hearing by the Zoning Administrator
 - d) Mr. Murphy reviewed the subdivision design changes outlined in his 4/19/2022 letter to the board in response to concerns raised at the 2/2/2022 meeting. Mr. Hart expressed approval of the proposed fire pond design and location.

- e) Ms. Granquist asked the applicant to explain how the subdivision preliminary plat meets each of the relevant Town of Weston Zoning Regulations, including possible waivers, deed restrictions and required permits.
 - f) The board discussed next steps and submission deadlines. Mr Lennox moved and Ms. Morris seconded to recess the hearing at 6:36 PM until the regular June 1, 2022 meeting. The motion passed unanimously.
- 3) Ms. Granquist moved and Ms. Lyneis seconded to close the meeting at 6:37 PM to enter deliberative session.

Respectfully submitted,
Debra Lyneis
DRB Secretary