

Town of Weston Development Review Board

Minutes of Meeting June 1, 2022

Present: Deborah Granquist (Chair), Anne Fujii, Laura Katz (Alternate), Jeff Lennox, Debra Lyneis, Susan Morris (arrived at 6:00)

Absent: Carrie Chalmers, Tom Foster

Public: Will Goodwin, Zoning Administrator (ZA)
James Murphy, Little Pond Partners, LLC, Applicant
Gary Rapanotti, Surveyor
Ted Reeves, Engineer
David DiDomenico, Abutter
Don Shattuck, Coble Hill Rd. resident
Tammy Lock, Boynton Rd. resident

Note: The meeting was held at the Weston Town Office with Ms. Granquist, Ms. Lyneis, Ms. Katz, Ms. Lock, Mr. Shattuck and Mr. DiDomenico attending remotely on Zoom. The meeting was recorded.

Deborah Granquist, Chair, called the meeting to order at 5:10 PM.

1. **Minutes:** Ms Lyneis moved and Mr. Lennox seconded approval of the minutes of the 5/4/2022 meeting. Approval was unanimous.
2. **Hearing: Little Pond Partners LLC Subdivision Preliminary Plat Review**
 - a) Ms. Granquist called the hearing to order at 5:13 PM and waived the reading of public notice. She explained that this will be a complete “redo” of the previous 5/4/22 hearing because abutters had not been notified of that hearing as required. Therefore, all official actions are *de novo*. She listed the eleven documents submitted by the applicant for review, confirmed that the hearing had been posted as required and that all abutters had been properly notified. There were no disclosures of conflicts of interest or *ex parte* communications. Ms. Granquist administered the oath of evidence to participants and proceeded to conduct the hearing under the DRB Rules of Procedure.
 - b) Ms. Granquist asked Mr. Murphy to address each of the applicable sections of the Weston Subdivision Regulations, explaining in sufficient detail how the project complies with the Regulations, where it does not comply and any further necessary steps. She also asked Mr. Murphy to submit a list of requested waivers.
 - **Section 241.** Mr. Murphy reported compliance with all the requirements, but will request waivers for the provision of public space, streetlights, sidewalks and the location of utility lines. He will also confirm fire pond design requirements with the Mr Hart, Weston Fire Department.
 - **Section 305.** In compliance.
 - **Section 320.** In compliance. Mr. Murphy will confirm a new road width plan with Mr. Hart.
 - **Section 321.** In compliance. Mr Murphy will request a waiver to construct a hammerhead turn-around.
 - **Section 325.** In compliance. Mr. Reeves said the road would not be built until any design changes had been submitted and approved by the DRB.
 - **Section 330.** Not applicable,
 - **Section 331.** In compliance.

- **Section 335.** Utility easements are a condition subsequent. A waiver will be requested pending Green Mountain Power construction requirements.
- **Section 336.** Waiver request.
- **Section 340.** None. Waiver request.
- **Section 341.** None. Waiver request.
- **Section 342.** Not applicable.
- **Section 346.** The applicant will submit a letter explaining topsoil preservation measures.
- **Section 350.** The plan requires State approval and permits. The role of the town engineer was discussed.
- **Section 351.** None.
- **Section 380.** Mr. Murphy will confirm fire hydrant design with Mr. Hart. Waivers are already noted for streetlights and the eventual placement of electric utility lines.

c) There was a discussion of how and when the town engineer would be involved.

d) Mr. Murphy proposed several additional conditions addressing school district locations, fire alarm requirements, and the scheduling and approval of the road and fire pond completion. Mr. Murphy requested that a bond not be required.

3. **Motion to Recess the Preliminary Plat Hearing.** Ms Granquist moved and Ms. Fujii seconded to recess the hearing until the next regular DRB meeting at 5:00 PM on 7/6/2022, preceded by a site visit at 3:00 PM., with the Final Plat Hearing to follow the recessed Preliminary Plat Hearing at that time. Approval was unanimous. The hearing was recessed at 7:23 PM.

Ms. Granquist opened the DRB meeting at 7:24. With no public comment, the meeting was closed at 7:25. The Board entered deliberative session.

Respectfully submitted,
Debra Lyneis
DRB Secretary