

DRAFT – NOT APPROVED BY DRB

FAIRLEE DEVELOPMENT REVIEW BOARD MEETING

June 14, 2011

Members present: David Fracht; Tony Gahagan; Ray Coffin, Jr.; Peter Lange; Peter Berger; George Smith, Zoning Administrator; and Dorothy Fuchs, Temporary Recording Clerk.

Also in attendance: Milton (Mickey) Rowland and Robyn Rowland.

Minutes of May 24, 2011 Meeting

Peter Lange made a motion to accept the minutes as printed. Peter Berger seconded the motion. It was voted to accept the minutes to be filed.

HEARING: Application 11-W-5 by Milton (Mickey) Rowland for property at 4358 Lake Morey Road, Tax Parcel #23-20-64 to replace an existing 1650 square foot +/- seasonal dwelling with a 1650 square foot +/-seasonal dwelling and an attached 450 square foot +/- carport

Chair read the application and noted that a site visit had been held at 7:00 pm with all Board members present. Chair explained hearing process to applicant and swore in Milton Rowland and Robyn Rowland. Smith brought to Board's attention three additional documents before them, including a letter from John Ward, an abutter, dated 6/13/11.

Berger asked about an existing box culvert. M. Rowland responded he would "leave it exactly as it is – it works fine as is and he would like to leave it that way".

M. Rowland said they are proposing to tear down entire structure & replace with new structure with approximately same enclosed square footage on more or less same footprint. It will be the same dimensional lines on north and south extremities, on west (lakefront) new building footprint will be 5 feet back from current footprint, on road side it will be 6 feet closer to road (building will be one foot wider in east/west direction, there is also octagonal covered porch of which the western most point will be no closer to the lake than the current porch and in fact set back a foot or two. Plan shows a covered carport which they would like to leave on the drawing but there is concern of getting a driveway down to that level. Chair mentioned to applicant that if the carport moved he could come apply for a new waiver.

Smith stated he went to the site with the road agent who believed an access permit would be able to be granted for the property.

There was examination of site maps and discussion of required setback waivers and it was agreed that a 31-foot setback waiver is needed from the East Lake Road and a 45-foot waiver from the lake.

Lange asked about construction time schedule and Chair stated applicant has two years to complete construction and if it took longer he would have to reapply.

The Rowlands left the building at 8:03 pm.

Marc Roy Site Review File #11-S-2, Parcel #24-21-51

The Development Review Board Site Review with Findings and Decision document was signed and dated by Fracht and Lange.

Application 11-W-5 by Milton Rowland

The Board went into deliberative session at 8:05 pm and the session ended at 8:38 pm.

Lange made a motion to approve Application 11-W-5 by Milton Rowland for two waivers: One for 45-foot waiver of the lakeshore setback and 31-foot waiver of the Lake Road East setback with the following conditions: 1) culvert water control will be appropriately engineered for drainage 2) applicant submit a highway access permit as granted by the Town and 3) applicant submit a wastewater permit as granted by the Vermont Department of Environmental Conservation. Coffin seconded the motion. Motion passed with unanimous vote.

Berger moved to adjourn. Coffin seconded the motion. Meeting adjourned at 8:58 pm.

Respectfully submitted,

Dorothy J. Fuchs, Temporary Recording Clerk