

**Town of Middlebury
Development Review Board (DRB)
Town Office Large Conference Room
Minutes of August 14, 2017
Approved 8/28/17**

Members Present: Kevin Newton, Gary Baker (Alt.), Scott Foster, John MacIntyre, Anne Taylor, Rick Emilo, David Hamilton

Members Absent: Don Keeler

Staff Present: Jennifer Murray, Katherine Wheatley (videographer)

Others Present: Matt LaFiandra, Willem Jewett, David Joy, Dutton Smith, Jr.

MEETING AGENDA

1. An application by LaFiandra Property Holdings for a variance request from zoning density requirements in order to add two more dwelling units to the property located at 53 Weybridge Street, parcel ID 24:035. This parcel is located in the HDR zoning district.

2. An application by David Joy for a final review of a subdivision application for a two-lot subdivision. The property is located at 46 Road 18, parcel ID 05:116, and is in the HDR zoning district.

Kevin Newton called the meeting to order at 7:02 pm.

1. Minutes of 7/10/2017

On a **Motion** by Scott Foster, seconded by David Hamilton, the Development Review Board **voted to approve the minutes of 7/10/2017**. Motion passed 7-0.

2. Hearing for Matt LaFiandra

Mr. LaFiandra presented an application for variance to add two additional dwelling units at 53 Weybridge Street. Kevin Newton asked the applicant to explain how the application met the variance criteria. The DRB briefly discussed the zoning regulations and the intent of the HDR district. The DRB kept this hearing open to discuss a decision in deliberative session.

3. Hearing for David Joy and Catharine B. Smith Trust

Mr. Joy presented an application for preliminary (sketch plan) review of a proposed subdivision on Road 18. The DRB discussed various aspects of the application, including trees to be retained on the parcel and the upgrade of a private driveway to road specifications. The DRB kept this hearing open to discuss the decision in deliberative session.

4. Deliberative Session

On a **motion** by Anne Taylor, **seconded** by Rick Emilo, the board moved to enter deliberative session to discuss the two foregoing applications.

At 8:45 the DRB exited deliberative session to vote on the two applications.

On a **motion** by David Hamilton,

42 I move that the Middlebury Development Review Board, having reviewed the application
43 submitted and having heard and duly considered the testimony presented at the public hearing of
44 August 14, 2017, **deny** this request for a variance from the Middlebury Zoning Regulations to add
45 an additional two dwelling units to the property located at 53 Weybridge Street. Rick Emilo
46 **seconded**. Motion **passed**, 7-0.

47
48 On a **motion** by Anne Taylor,

49
50 I move that the Middlebury Development Review Board issue a sketch plan determination for
51 the proposed subdivision of a 0.54-acre parcel owned by Catharine B. Smith Trust (map 5,
52 parcel 116), based on the recommendations in the staff memo dated 8/14/2017, additionally
53 requesting engineered plans showing the upgrading the existing shared driveway to the
54 specifications of a private road, subject to approval by the fire chief and department of public
55 works, with a paved width of 16 feet, from Washington Street Extension to the new driveway
56 access for Joy, and additionally granting an exemption to reduce the width of the right-of-way
57 from 60ft to 50ft. Rick Emilo **seconded**. Motion **passed**, 7-0.

58
59 On a motion by Rick Emilo, seconded by David Hamilton, the DRB voted to close both hearings.
60 Motion **passed** 7-0.

61

62 **5. Adjournment**

63 On a **Motion** by Rick Emilo, seconded by Don Keeler, the DRB **voted to adjourn**. Motion passed,
64 7-0.

65 Meeting adjourned at 9:15 pm.

66

67 Minutes Submitted by Jennifer Murray