

A VIDEO RECORDING OF THE MEETING IN ITS ENTIRETY IS AVAILABLE THROUGH VERMONTCAM.ORG. THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES SUBJECT TO CORRECTION BY THE SHELBURNE DEVELOPMENT REVIEW BOARD. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE BOARD.

**TOWN OF SHELBURNE  
DEVELOPMENT REVIEW BOARD  
MINUTES OF SPECIAL MEETING  
June 29, 2016**

**MEMBERS PRESENT:** Mary Kehoe (Chairwoman); Mark Sammut, Jeff Hodgson, Ian McCray, Alex von Stange (Jeff Pauza, Judy Christensen, Ty Parker and Ellery Harkness were absent.)  
**STAFF PRESENT:** Kaitlin Mitchell, DRB Administrator.  
**OTHERS PRESENT:** Chris Snyder

**AGENDA:**

1. Call to Order
2. Request for Reconsideration, application SUB16-02
3. Public Comment
4. Adjournment and/or Deliberative Session

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**1. CALL TO ORDER and ANNOUNCEMENTS**

Chairwoman Mary Kehoe called the meeting to order at 7:03 PM.

**MOTION by Mary Kehoe to amend the agenda to move the Public Comment section to precede the Request for Reconsideration. VOTING: unanimous (7-0); motion carried.**

**2. PUBLIC COMMENT**

There were no comments.

**3. REQUEST FOR RECONSIDERATION**

DRB to discuss granting or denying the Request for Reconsideration of the Sketch Plan decision issued May 25, 2016 to deny the proposed Kwiniaska PUD, application number SUB 16-02.

Chris Snyder appeared on behalf of the request for reconsideration.

Submittals:

- Request for Reconsideration Letter, prepared by Snyder Custom Homes, LLC and Gravel & Shea Attorneys at Law, received 06/24/16

**STAFF REPORT**

None

**APPLICANT COMMENTS**

Chris Snyder explained the basis for his request for consideration, largely citing legal arguments that were explained in detail by Gravel and Shea, Attorneys at Law within the

Request for Reconsideration. Mr. Snyder also expressed that he believed there needed to be more discussion surrounding the proposed project and because of that he felt that some of the concerns that the DRB expressed and those reasons within the FOF for the denial could have possibly been resolved. In addition, Mr. Snyder pointed out that this was the first application he had submitted “On the Record” and so the process was different than what he has typically experienced.

DELIBERATION/DECISION

Request for Reconsideration SUB16-02

**MOTION by Mary Kehoe, SECOND by Alex von Stange to open a deliberative session for the Request for Reconsideration of application SUB16-02. VOTING: unanimous (4-0); motion carried.**

**MOTION by Mary Kehoe, SECOND by Mark Sammut to rescind motion to enter into a deliberative session for the Request for Reconsideration of application SUB16-02. VOTING: unanimous (5-0); motion carried.**

The DRB discussed the portion of V.S.A. 24 Chapter 117 section 4470 as it provides the procedure for Requests for Reconsideration. Questions and Comments concerning the relationship between On the Record Review, MAPA and State Statute were raised. Specifically, the members discussed the ability of the applicant to present new information as part of the reconsideration hearing and if the legal argument presented in the letter was grounds for a reconsideration.

**MOTION by Mary Kehoe, SECOND by Alex von Stange, to grant the Request for Reconsideration for application SUB16-02. VOTING: unanimous (5-0); motion carried.**

Other Business:

The board members discussed the possibility of establishing a convention for Requests for Reconsideration and how to allow for ideas and concepts to change at the Sketch Plan level to allow for the applicant to revise the application materials during the Sketch Plan based on the boards general recommendations before moving on to Preliminary Plan.

**4. ADJOURNMENT:**

With no further business and without objection the meeting was adjourned at 7:50 PM