

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
AUGUST 13, 2018**

MEETING LOCATION: 82 Mount Philo Road

MEMBERS PRESENT: Joanna Watts; Ian McCray; Lisa LaMantia; Jeff Pauza; Jeff Hodgson; David Hillman. (Mark Sammut was absent.)

STAFF PRESENT: Ravi Venkataraman, DRB Administrator.

OTHERS PRESENT: Bart Frisbie, Collin Frisbie, Andy Rowe, Mike Muzzy, Steve Lavallette

AGENDA:

1. Call to Order
 2. Site Walk
 3. Adjournment
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1. CALL TO ORDER

Chair Joanna Watts called the meeting to order at 6:00 PM

2. SITE WALK FOR APPLICATION SUB18-02

Andy Rowe provided a brief overview of the site. In response to the Development Review Board's (DRB) request from the August 1 meeting, Rowe also provided an overview of similarly designed lots in the surrounding area. DRB Coordinator Ravi Venkataraman noted that a number of lots the applicants have held as examples are in the Village Residential District, and have a lower minimum lot size requirement than the Residential District.

Bart Frisbie, Collin Frisbie, and Andy Rowe leads the DRB on a tour of the subject lot. The board raised the question about the location of the existing shed behind the existing single-family dwelling. Bart Frisbie said that the boundary line would be adjusted to ensure the protection of the shed, or the shed would be moved or removed. The board also questioned the addition of the house. Bart Frisbie stated that the addition to the house was added for ADA accessibility; the addition includes an ADA-accessible bedroom and bathroom. Frisbie also noted that the gravel driveway the applicant intends to remove was created for access to the addition.

After familiarizing themselves with the dimensions of the proposed backlots, the DRB questioned the types of housing permissible for the proposed lot sizes, as well as how the proposal is consistent with the Town Comprehensive Plan. Venkataraman said that for the lot sizes proposed, only single-family housing would be allowed; duplexes and multi-family housing would require larger lots than what is proposed. Venkataraman also stated that, according to the Town Comprehensive Plan, the subject lot is in Growth Area 2, and that the overall objective of Growth Area 2 is to encourage the development of tight-knit residential neighborhoods.

3. ADJOURNMENT

MOTION by Joanna Watts, SECOND by Jeff Pauza, to adjourn the meeting.

VOTING: unanimous (6-0); motion carried.

The meeting was adjourned at 6:25 PM.