

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
SEPTEMBER 19, 2018**

MEETING LOCATION: 6747 Spear Street
MEMBERS PRESENT: Joanna Watts; Ian McCray; Lisa LaMantia; Jeff Pauza; Jeff Hodgson; David Hillman; Mark Sammut
STAFF PRESENT: Ravi Venkataraman, DRB Administrator; Lee Krohn, Interim Town Manager.
OTHERS PRESENT: Alan Kirkpatrick, Chris Galipeau, Norman Smith, Dick Elkins, Jason Grignon

AGENDA:
1. Call to Order
2. Site Walk
3. Adjournment

1. CALL TO ORDER

Chair Joanna Watts called the meeting to order at 6:02 PM.

2. SITE WALK FOR APPLICATION SUB18-02

Chris Galipeau indicated that Civil Engineering Associates, Inc. placed stake markers and monuments to show the edge of the 66-foot right of way. Galipeau noted the driveway easement for the adjoining property owner south of the subject property; he therefore concluded that the applicant would not be able to grant a public easement over an existing private easement. Regarding sidewalks, Galipeau stated that installing a sidewalk with respect to the buffer the regulations and the Shelburne Natural Resource and Conservation Committee required, plus the stonewalls and ledges along the property would be extremely challenging.

Norman Smith added that he does not foresee the inclusion of the sidewalk on the applicant's property to be included in the long-term sidewalk plans. Smith stated that based on his experience with the Maeck Farm development and their Act 250 permit, the future development of paths within the Maeck Farm subdivision would require vegetation to be cleared—which is not permissible under Maeck Farm's current Act 250 permit. Smith said an amendment to the Act 250 Permit would be needed in order to develop future paths along Spear Street north of the applicant's property.

Applicant Alan Kirkpatrick referred to the August 15th DRB meeting in which Planning Commissioner and Paths Committee Member Kate Lalley spoke about sidewalks. He said that she had stated that an off-road path would be required on the other side of the street—not his side of the street—during the August 15th meeting.

Galipeau added that additional challenges to building a sidewalk include impaired waterways and wetlands along Spear Street. He suggested that all Town Staff need to coordinate about the feasibility of installing paths.

Everyone present in the meeting walked along the Spear Street shoulder, going north. Galipeau led all attendees.

Lisa Lamantia and Joanna Watts make note of the difficulty of building sidewalks not only on the subject property but also on the opposite side of the street

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 6:17 PM.