

Minutes
Grafton Development Review Board
Continued Hearing
Tuesday, February 4, 2020 at 6:00 pm at the Town Garage

The Chair opened the meeting at 6:00 PM

Present were: Members Chris Wallace, Chair, Jan Archambault, Rachel Plummer and John Plummer. Eric Stevens, who was present for the hearing in January had a conflicting engagement.

Also Present were: Ann Record, GailAnn and Steve Fisher, Sandra Thomas, Lynda Gregory, Jim and Elaine Jardine, Rodney Record and Bill Kearns, Town Administrator, acting Administrative Officer.

1. Public Hearing: The Chair opened the Hearing by reading the Public Notice:

A request by The Estate of Iva G. Fisher, Ann Record, Executrix, for classification as a minor subdivision and subdivision approval to subdivide the 83.4± acres in Parcel No. 009001, which lie westerly of Fisher Hill Road and northerly of Rte. 121 East, into 5 parcels: Lot 1 consisting of 3.5± acres, Lot 2 consisting of 18.7± acres, Lot 3 consisting of 44.5± acres, Land to be annexed to Lands of Jamie L. and Heather A. Gregory consisting of 15.2± acres and a Right of Way to be annexed to the same Gregory Land consisting of 1.5± acres located near the intersection of Farm Country Road and Fisher Hill Road, Grafton, VT, a portion of Parcel No. 009001.

This hearing was continued from January 14, 2020 to this date, in order to provide proper notice to the abutters and the public.

The Chair administered the oath to all present.

The Chair asked if there was any further testimony to be offered.

Jim Jardine stated that he had no objection to the subdivision but wanted the description of the common property line on this subdivision to be consistent with the description on his deed.

There was no further testimony offered.

On Motion of Jan Archambault, second Rachel Plummer, by unanimous vote, 4-0, the hearing was closed.

Findings of Fact:

The Chair asked for a Motion for the Findings of Fact and he read the following motion in its entirety:

1. Notice of the hearing of January 14 were deficient in that all abutters were not properly notified as required by the subdivision regulations and the notices were not properly posted. All abutters were notified of the February 4th Hearing by certified mail return receipt requested. The Notice had been published in the Grafton news for the January hearing, which hearing was continued to this February 4th Hearing.
2. All interested persons were given the opportunity to testify. Those testifying were Bill Kearns, Aurelius DiBernardo, Jessica and Joseph Westclark, Rodney Record, Ann Record, and GailAnn and Steve Fisher, and Jim Jardine by correspondence and oral testimony.
3. Aurelius DiBernardo for the applicant presented the Plat which shows 84+/- acres being divided into three Parcels being subdivided out consisting of: Lot 1 consisting of 3.5± acres, Lot 2 consisting of 18.7± acres, Lot 3 consisting of 44.5± acres, one parcel of land to be annexed to Lands of Jamie L. and Heather A. Gregory consisting of 15.2± acres and an additional ROW parcels described as a Right of Way to be annexed to the same Gregory Land consisting of 1.5± acres.
4. The pins shown on the Plat had not all been placed but would be placed once the Plat and subdivision as proposed were approved.
5. This subdivision was, by motion of the Board, declared to be a Minor Subdivision.

6. The Plat presented met all the criteria required of a Plat of a minor subdivision.

At the conclusion of the reading Jan Archambault moved, second by Rachel Plummer to adopt those finding as Read by the Chair. Motion passed unanimously, 4-0.

Decision

The Chair asked for a motion to adopt this Decision of the Development Review Board, which he then read: Motion to approve the request by The Estate of Iva G. Fisher, Ann Record, Executrix, for classification as a minor subdivision and subdivision approval to subdivide the 83.4± acres in Parcel No. 009001, which lie westerly of Fisher Hill Road and northerly of Rte. 121 East, into 5 parcels: Lot 1 consisting of 3.5± acres, Lot 2 consisting of 18.7± acres, Lot 3 consisting of 44.5± acres, Land to be annexed to Lands of Jamie L. and Heather A. Gregory consisting of 15.2± acres and a Right of Way to be annexed to the same Gregory Land consisting of 1.5± acres located near the intersection of Farm Country Road and Fisher Hill Road, Grafton, VT, a portion of Parcel No. 009001 is approved subject to the following conditions:

1. All pins shall be set as depicted on the Plat
2. The applicant at its expense shall cause a mylar of the Plat, properly executed by the Chair of the Development Review Board to be filed in the public records of the Town of Grafton within one hundred and eighty (180) days of the date of final plan approval, that is, from the date of this decision, or the approval expires
3. This decision should be executed by the Chair on behalf of the members of the Board.

After the reading Jan Archambault moved, John Plummer second to adopt the Decision as read. Motion passed unanimously, 4-0.

Other Business – there was none

Adjournment. Meeting adjourned at 7:20 PM

Respectfully Submitted

William G. Kearns