

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
11/19/2014**

Members Present:

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)	Mary Ellen Parkman (ZA)
X	X	X	X	X	X

Recorder: Mary Ellen Parkman

Attendees: Peg Merrins, John Dennison

Sean Mullen called the meeting to order at 7:00 PM. Ms. Crossley shared a letter with Sean indicating that she was planning to relocate to Tennessee and her resignation from the DRB shall be effective January 1st. The DRB members thanked Sherry for her years of service and wished her luck in her new endeavors.

Mr. Mullen then moved to item #1 on the agenda.

Agenda Item #1: Warned Hearing on Application (TSD #656) for Minor Subdivision by John and Mary Denison (Owner) and Upper Valley Land Trust (Applicant) to subdivide a 249.8 acre parcel into 2 parcels. Lot 1 = 41.9 acres and Lot #2 = 207.9 acres. This property is located in the Rural Residential District at 892 Quinibeck Road, Thetford, VT

Mr. Mullen asked that the owner and applicant join the board to discuss their subdivision plans. John Denison and Peg Merrins described the subdivision as a two lot subdivision with the 249.8 acre parcel being split into 2 parcels. Lot #1 would be retained by the Denisons and would be 41.9 acres in size and contain the existing homestead and pond. Lot #2 would be 207.9 acres in size and would be transferred to the Upper Valley Land Trust (UVLT) for conservation.

Ms. Merrins indicated that there is a John Morton designed trail on the property already and while the UVLT is still discussing conservation options, there is the potential for parking, a trail head and additional trails on the property. The property location affords additional opportunities as it is in close proximity to other conservation lands.

Lot #2 will have a 50 foot non-exclusive easement to Quinebeck Road along the property edge to minimize disruption. The full property was surveyed in 1986 and is shown on Slide #186-B. It was noted that the draft survey plat did not include the septic deferral language that is required by the State of Vermont.

Ms. Crossley made a motion to approve the request for subdivision with the condition that the required septic deferral language be added to the final plat mylar.

The vote carried unanimously.

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)
X	X	X	X	X

Mr. Mullen adjourned the meeting at 7:45 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2014.

Sean Mullen, Chair