

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
11/25/2014**

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: Tim Gray

Sean Mullen called the meeting to order at 7:00 PM and moved directly to agenda item #1.

Agenda Item #1: Warned Hearing on Application (TSD #657) for Minor Subdivision by Rebecca Gray (Owner) to subdivide one parcel into two parcels. This property is located in the Rural Residential District at High Ridge Lane, East Thetford, VT.

Mr. Mullen asked that the owner and applicant join the board to discuss their subdivision plans. Rebecca Gray is out of Town and has sent her son Tim to represent her in this subdivision application.

The DRB reviewed the history of this parcel as outlined in a memo to the DRB by the ZA dated 11/23/14 to sort out the acreage discrepancy between the subdivision plat plan and the tax maps. Current town records show the parcel as 8.6 acres and the survey plat plan included in this application shows the original lot to be divided as 11.01 acres.

In 1975, under Town of Thetford TSD Permit #27, C.W. Gray subdivided a 65 acre parcel with frontage on Route 113 into two lots; the new lot created was 19.5 +/- acres. The survey was completed by R. Eaton & D. Caulkins.

In 2004, under Town of Thetford TSD Permit #556, Herbert & Rebecca Gray subdivided this 19.5 +/- acre parcel into two lots; lot #1 – 10.87 acres (lot #1 was surveyed in its entirety) and lot #2 – 8.6 acres (lot #2 was not surveyed as it was backland and the survey of this lot was waived by the planning commission). The survey was completed by Kidder Survey Company.

This assumed 8.6 acres is the parcel that is now being subdivided and that he never been surveyed in its entirety. As part of this application, TSD #657, Kidder Survey Company surveyed this parcel and determined that it is 11.01 acres. Rebecca Gray now proposes to divide this lot into 2 parcels, Lot 2-1 with 5.61 acres and Lot 2-2 with 5.40 acres. The survey plat plan was reviewed and checked for compliance with our subdivision regulations. The plat meets the criteria. Tim Gray indicated that septic permits have already been approved. The plat plan shows a 50' wide non-exclusive right of way to access each parcel. The DRB would like to see a formal road maintenance agreement referenced on the plans and submitted to the zoning administrator for the Town's files.

Sherry made the motion to approved the minor subdivision final plat with the condition that there be a formal road maintenance agreement and the agreement be referenced on the plat. The vote carried unanimously.

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|-------------|-----------------|--------------|---------------------|-------------------------|
| 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