Development Review Board Minutes

Meeting April 24, 2025

Present: Jenn Phips, Linda Doane, Bob Moyer, Steve Zind, Joan Richmond-Hall, Shannon Freeman, Malcom Fitzpatrick (public), Grace Persons (ZA), and the applicant Eliza Pullman

- Permit application number ZP25-05

Notes

Bob read the warning, described the nature of interested persons, and administered the oath.

Bob suggested that the applicant may be changing the application from a variance to a waiver.

EP's reasons for requesting the waiver are mainly snow management concerns.

There was the discussion of which of the criteria for granting a waiver.

3. The proposed development conforms to the existing development patterns of the district

4. The proposed development will cluster development and more effectively preserve open land forest land, or scenic vistas

5. The proposed development will result in permanently affordable housing units.

6. Provides for mitigation through design, screening or other reasonable remedy

7. provides for energy conservation and renewable energy structures;

8. cannot be reasonably accommodated within the dimensional standards of the Development Bylaw.

DRB discussion suggested that the only criteria that might possibly apply would be (3). However, we didn't find compelling evidence for that criteria.

Q and A

Q: How far is the house from the road?

A: About 67 feet

Q: Why the garage can't be set further back?

A: The applicant would like to minimize the length of the driveway.

Q: How far is the south lot line (towards Randolph) from the site of the garage?

A: There's a great deal of room to on that side towards the property line.