

**Montpelier Development Review Board Meeting
November 16, 2015**

Approved as submitted on December 7, 2015

Present: Philip Zalinger, Kevin O'Connell, Daniel Richardson, Jack Lindley, Roger Cranse, James LaMonda, Michael Sherman, Sarah McShane – staff.

Call to order: The meeting was called to order by the Chair, Phil Zalinger.

Approval of the agenda: Dan made a motion to approve the agenda as presented, James seconded, the motion passed on a 7-0 vote.

Comments from the Chair: There were no comments from the Chair.

Review of minutes of October 15, 2015: Dan made a motion to approve the minutes as presented, Michael seconded. The motion passed on a 5-0 vote with Kevin and Roger abstaining since they were not in attendance.

203 Country Club Road

**Owner/Applicant: Montpelier Lodge of Elks 924
Sketch Plan Review for a two lot subdivision.**

Richard Comi was in attendance to represent the applicant.

The Elks want to sell the property of 134 acres, retaining 2.04 acres for parking for members and storing golf carts. Even though they won't own the golf course any longer, they will be in charge of maintaining it.

The property has been subdivided before. Feedback from the Board included:

It's difficult to approve a subdivision without any plan for the future, it's just lines on a paper so a judgment call can't be made if it's a sensible plan. There needs to be an assurance that each parcel can exist as its own parcel.

There is a sale proposal for the larger lot. There is concern that the Elks keep coming back to pare off parcels of land every few years.

Part of the problem with this subdivision is there is not enough frontage for the larger parcel.

Other Business: 54 Main Street - request for design review for a sign - tabled to December 7th, 2015.

Kevin commented that the letter in *The Bridge* and *The Times Argus* the on bike path rerouting signed by Kevin O'Connell is not him.

Next meeting: Monday, December 7th, 2015.

Adjournment: Kevin made a motion to adjourn, Michael seconded. The motion passed on a 7-0 vote.

Respectfully submitted,

Tami Furry
Recording Secretary