

**Montpelier Development Review Board Meeting  
January 22, 2013**

*Subject to review and approval*

**Present:** Philip Zalinger, Roger Cranse, Daniel Richardson, Jack Lindley, James LaMonda, Harvey Golubock, and Audra Brown.

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

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

**Review of minutes of January 7, 2013:** The review was tabled due to lack of a quorum.

**1152 North Street**

**Preliminary/Final Subdivision Plan Review**

**Owner: David and Darragh Ellerson Applicant: Todd Hill**

Todd Hill was present to represent the application as a follow-up to a December 7, 2012 Board meeting to hear the application.

The property is adjacent to the East Montpelier border. It is currently a 5.5 acre parcel with the Ellerson house on it. The proposal is to subdivide the property creating one new 3 acre buildable lot for a single family dwelling.

Dan mentioned that previously one of the Board's concerns was that there would not be the ability to install a sprinkler system in the new home. Mr. Hill stated that any potential buyer would need to know that their new well should be able to have the proper capacity for that installation. Philip stated that the Board should focus on the property division, not any potential building permits.

Access to North Street was another previous concern of the Board at the previous review. Again, the driveway permit would be the responsibility of the new property owner.

The only changes to the original sketch plan were notes on the sprinkler and driveway issues, more specificity on the culvert size after a discussion with Tom McArdle, and some corrections to typos.

The criteria was reviewed against the application and most were found to be non-applicable or in compliance with the subdivision ordinance.

Dan made a motion that preliminary and final review be combined into one vote at this meeting, Harvey seconded, the motion passed unanimously.

Roger made the motion that the subdivision proposal be approved as presented, James seconded. The motion passed unanimously.

**Other Business:** There is a vacancy for an alternate on the Development Review Board. Anyone interested should apply at the Planning & Review office.

The next meeting of the Board is February 19, 2013 due to the Monday holiday.

**Adjournment:** A motion by Dan, seconded by James was made to adjourn. The motion passed unanimously.

Respectfully submitted,

Tami Furry  
Recording Secretary