

**Town of Weston
Development Review Board**

DRAFT

**Minutes of Meeting
(Including Hart/Seymour Hearing)
May 1, 2024**

Board Members Present: Deborah Granquist (Chair), Anne Fujii, Debra Lyneis, Susan Morris (remote)

Board Members Absent: Jeff Lennox, Laura Katz, Dan Hanenberg (Alternate), Tom Foster

Public: Will Goodwin, Zoning Administrator (ZA)

Jeff and Kim Seymour, Applicants

Byron Hart, Applicant, Property owner

Don Hart, Abutter

Wayne Parker, Abutter

Carolyn Kahler, Abutter

Chris Kahler (remote), Abutter

Note: The meeting was held at the Weston Town Office. A quorum of the board was present.

Deborah Granquist, Chair, called the meeting to order at 5:07 PM.

1. **Minutes.** Ms. Lyneis moved and Ms. Fujii seconded the approval of the 3/6/2024 minutes, which passed unanimously. Ms. Fujii moved and Ms. Lyneis seconded the approval of the 1/11/2024 minutes which also passed unanimously. (The January minutes were originally on the March agenda.)
2. **Hearing: Hart and Seymour Application for a Minor Subdivision at 333-341 Piper Hill Road**
 - a) Ms. Granquist called the hearing to order at 5:10 PM and waived the reading of public notice. She noted that the application would be reviewed under the Weston Zoning Regulations Section 590, Minor Subdivision Regulations. The hearing would be conducted in accordance with the Rules of Procedure adopted by the DRB.
 - b) The application was received from Ms. Seymour on 4/9/2024. Notice of the hearing was posted as required in Weston and The VT Journal. Abutters were notified, return receipts were received, and the property was posted.
 - c) All DRB members listed above were present. Mr. Lennox recused himself as an abutter. There were no other conflicts of interest or *ex parte* communications. According to state law, only those who have participated in the hearing have the right to appeal a DRB decision. Ms. Granquist administered the oath of evidence to the applicants and others present.
 - d) These documents were submitted for review:
 1. Application from Jeff and Kim Seymour, and Byron Hart
 2. Tax map
 3. Survey map, Mance Engineering Partners
 4. List of abutters
 - e) Byron Hart proposes to sub-divide his 6.80-acre lot on Piper Hill Road and sell a 2.49-acre parcel to the Seymours on which they will build a new home. 4.31 acres remain for the Hart homesite.
 - f) Ms. Seymour described the proposed plan. She and her husband plan to place a 4-bedroom manufactured home and garage on the sub-divided lot. The 2.49-acre lot meets the 2-acre minimum zoning requirement. The plan also meets all setback and road frontage requirements, and it has received driveway access approval from the Selectboard. Current foliage screening will be maintained. The design for a mound septic system is awaiting a state permit. The plat gives the

- location of a well on the Seymour property as well as a future well on the Hart property, both suitably isolated from any neighboring leach fields pursuant to state regulations.
- g) Discussion. Following Weston Zoning Minor Subdivision Regulations, the plan complies with Section 590.1(a) having been in existence for over ten years, and with Section 590.1(b) qualifying for an access permit from the Selectboard. The plan also meets Section 220 dimensional requirements. There are no restrictions on manufactured homes in Vermont.
 - h) Close hearing. Ms. Fujii moved and Ms. Morris seconded closing the hearing at 5:40 PM, which was unanimously approved. The applicants and abutters left the meeting.
3. **Screening for parking lots.** ZA Goodwin presented photos and maps of parking lot screening for several Weston properties, including the trees planted by Weston Hotel Partners to screen their proposed parking lot. A question has been raised as to whether the lot is “suitably screened” or in violation of the DRB decision. The regulations are confusing and inconsistent. The determination rests with Zoning Administrator Goodwin.
4. **Adjournment.** Ms. Lyneis moved and Ms. Fujii moved to adjourn the meeting, which passed unanimously. Ms. Granquist adjourned the meeting at 5:55 PM. Board members then entered deliberative session.

Respectfully submitted,
Debra Lyneis
Development Review Board Secretary