



Town of Waterford  
Development Review Board  
Meeting Minutes  
09/16/2024

Meeting was called to order by acting Chair Daphne Bullock at 7:00 PM. Board members Kevin Gillander and Tom Thomas were in attendance, along with Zoning Administrator Chris Brimmer. Attendance list attached.

Elect Chair and Vice Chair

- Daphne Bullock motioned to elect Robin Migdelany as Chair. Tom Thomas seconded the motion. Motion passed 3-0.
- Kevin Gillander motioned to elect Daphne Bullock as Vice Chair. Tom Thomas seconded the motion. Motion passed 3-0.

Approve Minutes of August 19, 2024

- DRB reviewed the minutes of August 19, 2024. Motion by Daphne Bullock to approve minutes as amended, seconded by Tom Thomas. Motion passed 3-0.

24-SUB-02 Plat Approval, Bruce Denio, 128 Valley View Road, PIN 9- 1- 658, Subdivision

- DRB reviewed the plans presented by Bruce Denio. There was concern over having 167.1ft of road frontage where there should be 200ft. Bruce said the surveyor chose to use that line. Since the road frontage does not comply with the town plan, the map will need to be redrawn. Bruce will need to talk with the surveyor to decide what changes to make and present an updated map.
- Tom Thomas motioned to continue to October 21, 2024 meeting. Daphne Bullock seconded the motion. Motion passed 3-0.

24-CU-03 Continued, Robert Whittaker, 153 Chamberlain Lane, PIN 9-3-621, Conditional Use for a Short Term Rental

- Daphne Bullock motioned to continue during the next meeting on October 21, 2024. Kevin Gillander seconded the motion. Motion passed 3-0.

Sketch Plan Presentations

- DRB reviewed the sketch plan presented by Clayton Bullock and did not find any issues. Kevin Gillander motioned to approve the sketch plan. Tom Thomas seconded the motion. Motion passed 3-0.

- DRB reviewed the sketch plan presented by Mr. Nutter. The boundary lines and road frontage were unclear. Kevin Gillander motioned to continue to the October 21, 2024 meeting as another sketch plan. Tom Thomas seconded the motion. Motion passed 3-0.

#### Zoning Administrator's Report

- FEMA was here last Friday and finished conducting inspections. ZA is hesitant to send another warning letter to Lion because it is difficult to differentiate between junk and clutter, but he is keeping an eye on the situation. He noted the town needs more compliance with short-term rental permitting.

#### Agenda Items for Next Meeting, October 21, 2024

- Continued 24-CU-03
- Continued 24-SUB-02
- Continued Sketch Plan Presentation Nutter

#### Citizens' Concerns

- Howard Remick and Maria Dantos are both Planning Commission members and shared their concerns over the subdivision approval granted to Howard Broden. There is a blind corner that makes for a dangerous situation. The DRB asked the PC members what criteria the subdivision should have been cited to deny the subdivision. Howard referenced the 57 ft frontage, and Kevin Gillander pointed out there was an existing right of way that created a loophole for Broden to utilize.
- Howard noted a driveway can only access two homes, and the subdivision allows for access to three, which would turn it into a private road instead of a driveway. He referenced other examples of similar issues.
- Howard pointed out that Broden is advertising property for sale before getting the necessary subdivision for the sale approved, which is against the Town Plan. He requested the DRB take this into consideration when Broden eventually submits his request for another subdivision.
- Tom Thomas requested the PC write a letter outlining all of their points. The DRB and PC extended invitations to each other to attend meetings if anything comes up in the future.
- Howard raised concern over the other two people on the deed with Broden who were not present to give their approval. ZA clarified that only one person on the title needs to be present to sign the paperwork, and the statehouse is the venue for the other owners to raise concerns if they disagree with what Broden is doing.
- The DRB along with Howard, Maria, and the ZA discussed possible ways to prevent similar situations from occurring again. No action was taken.

#### Adjourn

- Kevin Gillander made a motion to adjourn, seconded by Tom Thomas, approved by acclamation of members present. Meeting was adjourned at 8:10 PM.

# Sign In

Howard Remick

Bruce Dene

Wael Dene

Clayton Bullock

Carolyn Fleming

BRYANT FLEMING

MARIA DASTOS

Howard Remick

Bruce Dene

Wael Dene

Clayton Bullock

Carolyn Fleming

BRYANT FLEMING

MARIA DASTOS