



Town of Waterford  
Development Review Board  
Meeting Minutes  
10/21/2024

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

DRB reviewed the minutes of September 16, 2024, motion by Kevin Gillander to approve minutes as amended, seconded by Tom Thomas, motion passed by acclamation of members present.

Modifications to Agenda

- The Chair and Vice Chair were elected at the previous meeting.

Public Concerns, Sketch Plan Presentations

- No public concerns.

Warned Hearing 24-SUB-03 Plat Approval, Kevin & Clayton Bullock, 1640 Lower Waterford Road, PIN 9-1-658, simple subdivision

- Daphne Bullock abstained as an abutter.
- Clayton Bullock presented a map of his plans to the Board. The Board reviewed his plans. Clayton confirmed the barn does not have septic.
- Robin Migdelany motioned to approve the subdivision. Kevin Gillander seconded the motion. Motion passed 3-0.

Warned Hearing 24-SUB-02 Continued, Plat Approval, Bruce Denio, 128 Valley View Road, PIN 9-1-658, simple subdivision

- Bruce Denio presented his amended subdivision map. The Board reviewed the map of his plans.
- Robin Migdelany motioned to approve the subdivision. Tom Thomas seconded the motion. Motion was approved 4-0.

Warned Hearing 24-CU-03 Continued, Robert Whittaker, 153 Chamberlain Lane, PIN 9-3-621, conditional use for a short-term rental

- ZA informed the Board that he forwarded them a request for information, but he has not heard back. No contact has been received since the initial paperwork was filed.

- Robin Migdelaney was concerned that if they are not being responsive during this process, they may not be responsive if issues arise with their STR. Daphne Bullock thought they may respond if an urgent matter comes up, but she believed recess without a certain date is an appropriate course of action.
- ZA explained that choosing to recess indefinitely will keep the application open so they will not have to reapply, but they will be charged the fee for warning a new hearing when they submit the requested information. ZA has not seen any advertisements for this STR.
- Robin Migdelaney motioned to recess indefinitely. Daphne Bullock seconded the motion. Motion passed 4-0.

#### ZA Report, PC Update

- ZA Chris Brimmer reported that he reformed some applications and made an STR checklist that are all awaiting approval from the Selectboard.
- Flood hazard maps have not been released yet. He still advises adopting the model bylaw.
- He has issued three certificates of compliance, and a couple permits for single family dwelling structures since the last meeting.

Robin Migdelaney made a motion to adjourn, seconded by Kevin Gillander, approved by acclamation of members present. Meeting was adjourned at 7:28 PM.

Sign In

10/21/24 ORB

Printed

Clayton Bullock

Marion Anastasia

Scott Hooker

Bruce Demio

Signed

Clayton Bullock  
Marion Anastasia

Scott Hooker