

2025-11-19 DRB Meeting

Meeting minutes

Meeting Call to Order

Chair Panos Lekkas called the meeting to order. Members present included Lucas Campbell, Jake Saint Pierre, and Mike Winters. Guests included Ashley White and Marie Rock, as well as Sarah Pembroke (online).

The Board unanimously approved the agenda with no amendments.

Motion to accept the agenda as is. Moved by: Panos Lekkas Seconded by: Lucas Campbell Vote: All in favor

#06-25 SKP White & Pembroke – Sketch Plan Review

Ashley White presented a subdivision proposal to create two new lots from a larger parcel of family-owned land. The property, referred to as "the farm," would be divided to allow White and her sister to build homes. The applicants have completed surveys for both lots and obtained wastewater permits. White noted that a small wetland area (classified as Class 2) exists on her portion of the property.

The Board determined this constitutes a minor subdivision as it creates three lots (two new lots plus the remainder of the original parcel) from a single parcel. After confirming both proposed lots exceed one acre in size and have adequate road frontage, the Board classified the application as a minor subdivision. The applicants were informed of requirements for the next meeting, which would be the final plat review, including the need for detailed site plans showing driveways, building locations, and utilities.

Motion to classify this as a minor subdivision. Moved by: Lucas Campbell Seconded by: Panos Lekkas
Vote: All in favor

Updates of ZAO

The Board was informed that the current Zoning Administrator Scott would be retiring at the end of the year, and the Select Board is seeking a replacement.

Clerk – Review Minutes of last meetings

The Board unanimously approved the minutes of the October 1st meeting. The minutes of October 15th were noted as a record only, as there was no quorum present at that meeting.

Motion to accept the minutes as written. Moved by: Jake Saint Pierre Seconded by: Lucas Campbell Vote: All in favor

UPCOMING MEETINGS

The Board discussed the upcoming meeting schedule. They expect the White & Pembroke final plat review would likely need to be heard at the December 17th meeting due to warning requirements.

Lucase Campbell motioned to cancel the December 3rd Meeting due to a lack of business. Seconded by Panos Lekkas, all voted in favor.

ADJOURN

The meeting was adjourned at 6:41 PM.

Motion to close meeting. Moved by: Panos Lekkas Vote: All in favor