

# TOWN OF HIGHGATE

## Development Review Board

March 12, 2015 @ 6pm

### Approved Minutes

*NOTE: All actions taken are unanimous unless otherwise stated.*

#### I. CALL TO ORDER

The meeting was called to order by chairman, Rick Trombley at 6:02pm.

##### Present at this meeting:

- **DRB members:** Rick Trombley, Chairman; Woody Rouse; Julie Rice; Tim Reynolds; Absent is Pauline Decarreau, who will be stepping down from the DRB, as her term has expired
- **Staff:** Heidi Britch-Valenta, Planning & Zoning Administrator; Wendi Dusablon- Planning & Zoning Clerk
- **Applicants:** Dan Brosseau & Roy Hango, Engineer
- **Public:** Scott Martin; Debbie Spears; Paul Thibault; Gene Corliss; Nathan Howells, Trudell Consulting Engineers

#### II. APPROVAL OF MINUTES

The applicant and his engineer had not arrived yet, so the DRB moved on to approval of minutes prior to the public hearing. Motion by Rick Trombley to approve the DRB minutes from December 11, 2014, as written. Motion was seconded by Woody Rouse – **APPROVED.**

#### III. PUBLIC HEARINGS

- **Daniel & Lise Brosseau**  
Preliminary Review for a Major Subdivision  
Medium Density Residential District  
Morey Road / Darlene Drive

Mr. Brosseau arrived, but Mr. Hango was not yet present. Mr. Brosseau noted that they have a sidewalk proposal. He only has one copy to share and show the board. The sidewalk proposal was not part of the documents provided ahead of time for the DRB packets. The other map Mr. Brosseau had was of the remainder of the development. Dan's Road is indicated on the sidewalk proposal, but Brosseau Subdivision is missing. Mr. Hango arrived @ 6:08pm, and Mr. Brosseau handed the conversation over to him. The last time they were here for this was in November 2014. Mr. Hango noted that Brosseau Subdivision and Dan's Road had been added to all the documents. Mr. Hango clarified that the project was at A76 standards with a 20' wide road, 3' sidewalks and a 2' green strip. There is a power pole that needs to be relocated. The wetland buffer zone is indicated with a 50' buffer zone. The first home is lot #6 and this is permitted by the state for water / wastewater and there is an on site well and sewer system there. There are excellent sandy soils present here, so they are all conventional systems, no mounds. The next lot is #2, 1 acre with a similar set up. Next is lot #3, 1 acre. Next is lot #4, also 1 acre, and this lot carries two systems. Lot #5 is 1 acre. Mr. Hango again noted these are well draining soils and is very flat. If they find during the process of building that a culvert is

necessary at the entrance, they will address it, but it doesn't appear to be necessary. Rick asked what does the benchmark mean, to which Mr. Hango answered it is a reference point for elevations, for surveying purposes. They stick a nail in a tree. Rick asked if that was legal to do – yes. Rick also had questions on A76 standards, which had already been answered. There were no further questions from the board at this point.

Rick ran through a list of requirements, leaving room for questions and comments in between. The list included wetland permit (yes, approved), water and wastewater permits (yes, approved), plat requirements including names on them, names of adjoining land owners, medium density residential zoning dimensions, deed references, existing wells and adjoining properties identified. Mr. Hango and Mr. Brosseau responded yes to all, noting that all existing wells that are close enough to the project have been identified, but septic had not. Mr. Hango noted that the state would not have issued the permits without the well information. Rick noted that a petition had circulated in the neighborhood prior to the November meeting that raised some objections to the project.

Rick noted that we have received letters and emails prior to this meeting, all of which were present on the table and would be entered into the record. *Note, each of these letters/emails are also included at the end of these minutes.*

- #1 - a letter dated 3/3/15 from Debbie Spears, resident of Charles Circle, addressed to Rick Trombley, DRB Chairman.
- #2 - a letter dated 3/3/15 from Debbie Spears, resident of Charles Circle, addressed to Deb Markowitz, ANR Secretary VT Agency of Natural Resources
- #3- an email response to Debbie Spears dated 3/11/15 from Laura LaPierre, Wetlands Program Manager, in response to Mrs. Spears letter to Secretary Markowicz (Mrs. Spears authorized us to include this response into the record, provided we redacted her email address, which we have done).
- #4 – an email and photo dated 2/24/15 from Christopher Kinnick, resident of Darlene Drive.
- #5 - a letter presented at the meeting, 3/12/15, dated 3/12/15 from Nathan Howells, P.E., Project Manager for Trudell Consulting Engineers. Mr. Howells was present to represent Charles & Darlene Christolini, abutting landowners. The Christolini's own property on Morey Road, Darlene Drive and Charles Circle.

Rick asked who was present for this hearing from the public, to which Mrs. Spears, Mr. Thibault, Mr. Corliss and Mr. Howells raised their hands. Rick swore them all in. Rick read each letter / e mail aloud, and the board proceeded to answer or address each question or concern.

#### Letter #1

Regarding culverts, Mr. Hango answered that there are no culverts proposed. Mrs. Spears is referring to the culvert on Darlene Drive and the second one on the proposed Dan's Road. The culvert on Darlene Drive is down further and has nothing to do with this proposal. The highway department can inspect it and determine if it needs to be repaired or replaced. Mr. Corliss has concerns about that culvert catching the storm water run off from the Brosseau project. The culvert is already full year round and should be larger. Heidi noted that the highway crew did already look at this culvert after the DRB site visit in 2014. As this proposal is developed, Heidi is not sure if the town will have a different view if more water flows through

there. There have not been any flooding issues to date. Mr. Corliss stated that there may be. Heidi also noted that the town does not get involved in issues that happen outside of the right of way. With regard to the second culvert on the proposed new road, Mrs. Spears believes with A76 standards there would have to be a culvert on the new road. Mr. Hango added that there is no ditch there, and nowhere for water to run. Mr. Hango's opinion is that a ditch is not necessary. Questions regarding visibility issues for pedestrian safety and the 3-way corner were addressed next. Tim Reynolds noted that everyone will have to stop at Darlene Drive before they proceed. Mr. Brosseau commented that whoever buys these homes would be exiting the development and turning left, they would not be going to the end of Darlene Drive and coming back. The distance from the intersection of Charles Circle & Darlene Drive to the proposed new road is approximately 300'. You can see in both directions when you are pulling out of the proposed exit / entrance to Dan's Road. Lastly, to address the questions on A76 road standards, the Brosseau plan has been changed and meets the criteria of A76 for the development. Nathan Howells from Trudell Consulting Engineers was present and here to represent the Christolini's. He brought to the boards attention that A76 standards require a 50' right of way with recommended 24' travel lanes. The town Road Acceptance Policy states a required minimum of 22' travel lanes. The right of way meets A76 standards, but the travel lane does not. Mr. Howells referred to section 582 of the Town of Highgate Zoning Bylaws that state 20' travel lanes. He also referenced page 6 of the Town of Highgate Road Acceptance Policy states the travel lanes shall be 22' not including the shoulders. Heidi noted that the policy is for any development that has the goal of the town eventually taking over the road. If not built to the policy standard, the road would not be accepted. Heidi also added it would behoove the developer to create the road to the policy standard, as it does come off from a current town road. Mr. Brosseau believes that Homestead Lane is 20' but he is not sure, and the town took over the road. Nate has not measured the roads himself, but he has visited the site. Heidi asked for clarification on A76 standards and what is recommended vs. what is required. Mr. Howells also wanted to make the distinction between the travel lane and the right of way. On page 34 in section 582 of the bylaws it says access must be a permanent easement or right of way no less than 20' for a private driveway and 50' for a public right of way. Heidi agreed with Mr. Howells. Mr. Howells feels there is a little bit of a conflict because the town references A76 as a recommended 24' and a few pages later in the same document it says a minimum of 22'. Heidi stated that the state writes a terrible standard if they don't say it must be "something". To say it is a recommended 24', what does that mean? We can confirm, to meet the town acceptance policy, it would need to be a minimum of 22', that is clear. Mr. Howells also brought up that the wetland permit that was issued does not mention road width, it states square footage, which was calculated on a 20' road width. The wetland permit would have to be redone if they go wider than 20'. Mr. Hango stated they would do everything possible to not monkey around with the wetland permit. But they do have some flexibility, there is still room to do things. Even with the sidewalk drawn in they are not impacting the buffer zone indicated. Mr. Hango does not see a problem with going to 22'. Tim Reynolds asked for clarification that going to 22' won't impact the wetland. The final question on Mrs. Spears letter was regarding who has the authority to approve or disapprove the road specs on the site plan, the DRB or the Selectboard? Heidi responded that she believes the board has set the standards in their Road Acceptance Policy and in their Town Road and Bridge Standards. The Selectboard typically approves names of roads, and the fire department reviews the roads for emergency vehicle access. The

highway crew would review any culvert or drainage issues. The Selectboard does not make a ruling on the road, the DRB does. If there was ever a time down the road for the town to consider taking over a road, that would go before the Selectboard for review.

Letter #2

Mrs. Spears letter to ANR Secretary Deb Markowitz is included at the end of these minutes.

Letter #3

The email response to Mrs. Spears from Laura Lapierre, Wetlands Program Manager, VT Department for Environmental Conservation, regarding her letter to ANR Secretary Deb Markowitz is included at the end of these minutes.

Letter #4

The email and photo from Christopher Kinnick are included at the end of these minutes. Mr. Brosseau responded to this by stating that he does have logging rights, and the picture sent in was when they were clearing out woods for the sugar bush. It does not have anything to do with the proposed development and it is state approved. The forester approves it from Burlington Electric, and that is where the chips go. Debbie Spears noted at this time that at the 11/13/14 meeting it was noted there could be a grave margin for error on the calculation for a storm water permit. She pleaded with the board to ask for a determination notice. She spoke with Tom Benoit, who works for the state, on 2/20/15 and he would be happy to look into this. The board asked Mrs. Spears to clarify what she was asking for. She referred to the .92 acres of impervious surface that was measured and therefore a storm water permit was not necessary. She is asking the board to have Mr. Benoit look at it and review the plan and make a calculation to determine if a storm water permit is indeed necessary. Mr. Hango stated that this won't stop the project, just raise the costs. Mr. Hango purposely stays away from exaggeration projects that add to costs. He is not aware of any other state that does this. All this means is more paperwork. This area is a sand pit to begin with, and all the septic are conventional, so that says something. Mr. Brosseau stated that he could put a gravel pit in there, but the neighbors would not like that too much. Mrs. Spears is concerned more with the road leading in, she is not disputing him having his development, only the road leading in. Tim asked to clarify, Mrs. Spears thinks the impervious surfaces may have been calculated incorrectly – yes. Mrs. Spears asked for the name of the person that did the calculations to be added to the record. Mr. Hango said it is his grandson, Alexander Hango.

Letter #5

This two page letter from Nathan Howells from Trudell Consulting Engineers was read aloud into the record and is included at the end of these minutes. In addition to the storm water conversation, the onus is on the design engineer to submit for the storm water permit when you pass the threshold, so there is discretion on the engineers part. Mr. Howells is here to represent Mr. & Mrs. Christolini. The Christolini's are asking for the state to weigh in on the calculation to determine if it is correct. The state sets the threshold at 1 acre. Rick noted that the question now becomes, if the traveled lanes are increased to meet A76 standards, will they surpass the 1 acre threshold of impervious surface, and therefore require a storm water permit. Who will absorb the cost for having the state come out and do the calculations? Mr. Howells said that the state would probably do it for free. Mr. Hango feels this is all a useless roadblock to slow the project down. The discussion about an alternative access to the proposed development took place at a previous meeting. The other

proposed access has running water through there, and therefore is not being considered for this project by Mr. Brosseau. Mr. Howells stated there is more analysis needed to determine whether the abutting wastewater and water systems are in conflict with the proposed wastewater and water system codes per the environmental protection rule. Heidi asked if there were any changes to water / wastewater on the plans that were brought here tonight. There was a slight adjustment of systems and house locations to meet the final lay out but Mr. Hango does not believe there is any problem with septic or wells impacting what they are proposing. The state would not have issued a permit if there were conflicts. Mr. Howells is not necessarily interested in a technical review of the plan right now. The wastewater state regulator approves or denies permits based on what they are given to review and rely on the professional engineers licensure stamp to essentially say that the information is complete and accurate. Mr. Christolini's attorney is appealing the permit based on the information being presented to the state regulator not being complete and accurate. Mr. Howells understands that the state has control over it, they gave Mr. Brosseau a permit which is under appeal. Mr. Brosseau, Mr. Hango and the Town of Highgate have not been notified of any appeal. Mr. Howells stated it was just appealed today. Mr. Howells stated that some points he has brought up have been addressed, and some he would like to address further. Heidi pointed out that in Mr. Howells letter, it states that A76 standards require a 24' wide road, which should read recommend a 24' wide road. The requirement is 22' minimum width per the Town Road Acceptance Policy. Heidi also asked about the non-conforming driveway that is referred to in his letter. The 20' width meets the requirements for the driveway serving two or fewer lots. The DRB cannot predict the future and what Mr. Brosseau will do in ten years. Mr. Brosseau may choose to use that road to access his other property, we just don't know. Mr. Howells replied that Mr. Christolini does not presume to have the board predict the future, but there are things to be considered before they approve this project. The DRB has provisions in their bylaws to ask for master plans, that is what Mr. Howells is referencing. If you minimize a road or eliminate pedestrian access, what does that mean 25-30 years down the road? Mr. Howells also asked to consider if emergency vehicles can make the turn safely. Woody has spoken to members of the HVFD and they stated that at the cul-de-sac at the end of Darlene Drive, they have a hard time turning there, and more so when there are vehicles present. This heightens Mr. Howells concerns. Heidi noted the HVFD has submitted a letter of no concern for this proposed development. If Mr. Christolini retains Mr. Howells to do a technical analysis, he will do it. Mr. Howells is here to represent the Christolini's. He trusts the HVFD's judgement, but a DRB review and a technical review are different. The DRB should ask for a higher level of scrutiny. Mrs. Spears asked if any of the DRB members had walked the Morey Road access with Mr. Brosseau. What came of that and can it be discussed? Mr. Brosseau had offered the board to come walk the Morey Road side of the property, but it was never arranged to happen. Mr. Brosseau said it was back during deer season, because he had told them to wear an orange hat if they chose to walk the property. There is no proposal to enter at Morey Road, so we don't need to look at alternatives, per Tim. Heidi stated that the board could make their decision during deliberative session whether to continue at preliminary or move on to final. Rick thanked everyone for coming, and this hearing ended at 7:35pm.

IV. OTHER BUSINESS

- Pauline Decarreau has stepped down from the DRB. Rick thanked her for her many years of service to the town.
- We have received a letter of interest to serve on the DRB from Scott Martin, who was present tonight. The Selectboard will be making appointments on March 19<sup>th</sup>.
- Tim Reynolds and Julie Rice have stepped down from the Planning Commission, so we have two open spots on the PC.
- The Selectboard has increased the meeting stipend for the PC & DRB to \$20 per meeting.
- We have received a letter from Langrock, Sperry & Wool for a Notice of Appeal, representing Mr. Deso. The DRB has not issued any decision. A status conference will happen and at that time it is likely they will say that there is no decision made to appeal. Tim noted that what we are asking for, according to our bylaws, is allowed. Heidi feels we are in a solid position. This appeal is as a result of the DRB asking for an independent assessment of the Lamkin Street sandpit owned by Deso Leduc Properties. The applicant has said that he will not provide us with an independent assessment, even though his deadline has not passed yet and no decision has been issued. This project was still at preliminary review, so it was quite premature.
- There is a decision under appeal for Leduc & Many on Route 78 also.
- Reorganize the DRB: Motion by Julie Rice to nominate Rick Trombley as chair of the DRB. Motion was seconded by Woody Rouse – **APPROVED**. Motion by Woody Rouse to nominate Tim Reynolds as Vice Chair of the DRB. Motion was seconded by Julie Rice – **APPROVED**.

V. UPCOMING EVENTS

March 14	10am – noon	Rabies Clinic @ HVFD
March 17	6pm	Planning Comm. Mtg.
March 19	7pm	Selectboard Mtg.
April 1	by 4:30pm	Dog licenses are due

VI. DELIBERATIVE SESSION

Motion by Rick Trombley to enter deliberative session @ 8:00pm.  
 Motion was seconded by Tim Reynolds – **APPROVED**.  
 Motion by Rick Trombley to exit deliberative session @ 8:28pm.  
 Motion was seconded by Julie Rice – **APPROVED**.

VII. ADJOURNMENT

Motion by Rick Trombley to adjourn the meeting @ 8:30pm.  
 Motion was seconded by Tim Reynolds – **APPROVED**.

Minutes respectfully submitted by:

\_\_\_\_\_, Planning & DRB Clerk  
 Wendi Dusablon \_\_\_\_\_ Date

Minutes approved by:

\_\_\_\_\_, DRB Chair  
 Richard Trombley \_\_\_\_\_ Date

Debbie Spears

PO Box 122 • Highgate, VT 05459-0122  
Phone: 802-868-2662 • ~~XXXXXXXXXX~~

March 3, 2015

Rick Trombley  
DRB Chairman  
Town of Highgate  
PO Box 189  
Highgate, VT 05459-0189  
RE: Daniel and Lise Brosseau Development

Dear Mr. Trombley:

I would like to say thank you to you and the Board for all the hard work that you do for the Town of Highgate. It does not go unnoticed.

I am writing to you today to ask a few questions that I would like an answer to at the next DRB meeting.

Who is addressing the two culvert issues for Darlene Drive and the proposed "Dan's Road"? If this road/development is approved, who is approving the culvert?

I am also asking that you address the visibility issue for pedestrian safety (particularly, children) on Darlene Drive and the proposed "Dan's Road" at end corner. Who decides on the responsibility whether the now created 3-way corner is safe for walking pedestrians?

The Town Development Standards for roads require 60' wide A-76 Road Standards. Why does the Site Plan show 20' wide B-71 Road Standards? Also, who has the authority to approve or dis-approve the road specs on the site plan, the DRB or the Selectboard?

Are these issues being addressed?

Thank you so much for your time in this matter.

Sincerely,



Debbie Spears  
Abutting Neighbor

#1

**Debbie Spears**

PO Box 122 • Highgate, VT 05459-0122  
Phone: 802-868-2662 • [REDACTED]

March 8, 2015

Deb Markowitz  
ANR Secretary  
Vermont Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
RE: File # 2014-116  
DEC ID#: EJ14-0405

Dear Madam Secretary:

I am writing to you today to ask a question. On the Roy Hango Map.png it states a "New 20' wide Dan's Road to meet VT B-71 Road Standards". I believe Mr. Brosseau needs to comply with A-76 Standards as part of the Town of Highgate's Road Acceptance Policy pg. 3 "Standards for Development Roads A-76".

My question is: Is the Wetland Permit valid when the road has been changed from 20' wide to 60' wide per town development rules?

On page 3 #3, the Decision and Permit Conditions clearly states, "This permit does not relieve the permittee of the responsibility to comply with any other applicable federal, state, and local laws, regulations and permits."

Thank you for your time in clarifying.

Sincerely,



Debbie Spears  
Abutting Neighbor

Cc: Town of Highgate

#2

**Vermont Department of Environmental Conservation**

Watershed Management Division

1 National Life Drive, Main 2

Montpelier VT 05620-3522

www.watershedmanagement.vt.gov

*Agency of Natural Resources*

{phone} 802-490-6177

{fax} 802-828-1544

March 11, 2015

Debbie Spears

P.O. Box 122

Highgate, VT 05459-0122

Sent Via Email: RE: March 3<sup>rd</sup> Letter to Secretary Markowitz, File # 2014-115

Dear Ms. Spears,

Thank you for your inquiry to Secretary Markowitz regarding the validity of a recently issued Wetlands Permit. The State Individual Wetland permit issued to Mr. & Ms. Brosseau permits the construction of an access drive within a wetland buffer with no more than 4,880 square feet of wetland buffer impact based on a proposed 20 foot wide drive. Any additional impacts to the wetland buffer would require permitting. Because the design shows buffer on either side of the proposed drive, any additional widening would impact the wetland buffer beyond the permitted 4,880 square feet. The first 20 feet of the access drive is covered by a valid permit, the additional impacts are not. Please feel free to contact me if you have any additional questions.

Sincerely,

Laura Lapiere, Wetlands Program Manager

#3

## Wendi Dusablon

---

**From:** Heidi Britch-Valenta  
**Sent:** Tuesday, February 24, 2015 12:34 PM  
**To:** Wendi Dusablon  
**Subject:** FW: Daniel/Lise Brousseau Proposed Major Subdivision - Morey Road/Darlene Drive  
**Attachments:** IMG\_2289.JPG

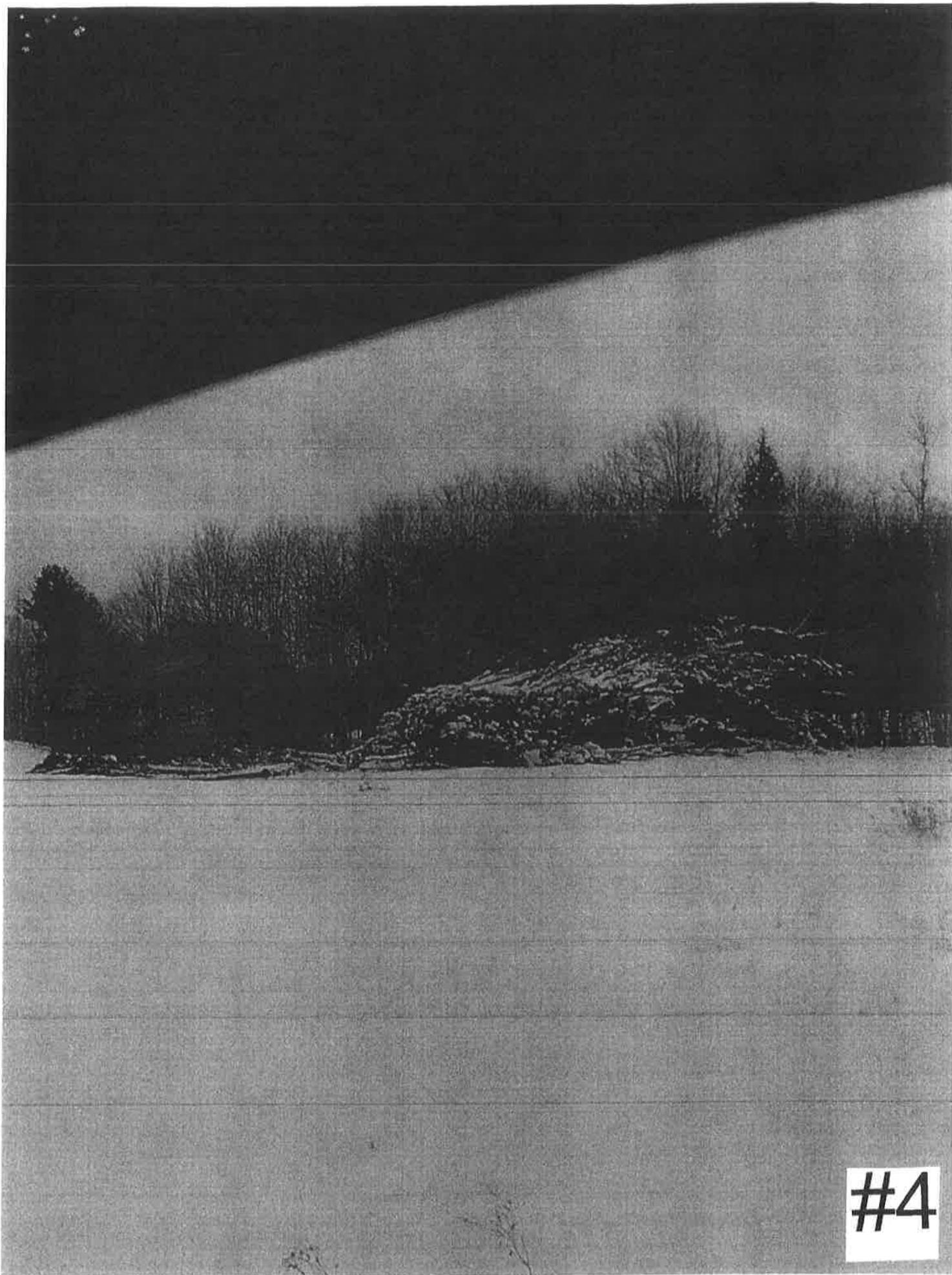
Please put this in the DRB packet for Brousseau

**From:** Christopher Kinnick [mailto: ]  
**Sent:** Tuesday, February 24, 2015 12:23 PM  
**To:** Heidi Britch-Valenta  
**Subject:** Daniel/Lise Brousseau Proposed Major Subdivision - Morey Road/Darlene Drive

Good Afternoon, Heidi -

My name is Chris Kinnick and I am the owner of the property at 91 Darlene Drive which abuts the Brousseau parcel currently undergoing DRB review for a major subdivision. While driving on Brousseau Road this past Sunday, I noticed a very sizeable stack of cut evergreen trees in the vicinity of the subject area (photo attached). Perhaps Mr. Brousseau has appropriate logging rights and this is no cause for any concern, but I do want to be certain that Mr. Brousseau's activities are in compliance with applicable Town zoning bylaws, subdivision regulations, and DRB expected processes. The tree removal activity perhaps is in no way connected with Mr. Brousseau's proposed development, but I cannot help but think that it is - if I am mistaken, then I will humbly acquiesce. However, if this activity correlates with ongoing development of the subject parcel, then isn't this out of sequence with project timeline/approvals? It is my understanding that Mr. Brousseau has not received final DRB approval for the subdivision and development. Any clarification you may have to offer is appreciated. Thank you.

#4



#4

March 12, 2015

Highgate Development Review Board  
c/o Heidi Britch-Valenta  
Zoning Administrator  
PO Box 189  
Highate Center, VT 05459

RE: Daniel & Lise Brosseau  
Preliminary Review for a Major Subdivision  
DRB Hearing March 12, 2015  
Abutting Landowner Concerns

Dear Heidi and the DRB,

Trudell Consulting Engineers (TCE) is representing the abutting landowners Charles and Darlene Christolini regarding the abovementioned proposed major subdivision. Our client, who is currently in Florida and cannot attend the hearing, would like to be recognized as an interested party and has significant concerns about the proposed project's impact on his adjacent property and surroundings. We ask the DRB to consider the following:

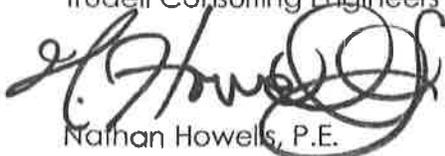
1. **Vehicular and Pedestrian Safety** - The impact of the proposed "Dan's Road" on the safety of vehicular and pedestrian circulation in the area, particularly at the intersection with Darlene Drive and Charles Circle, is not consistent with Section 520.4A of the Zoning Bylaw. Existing pedestrian use patterns, vehicular sight distances, and emergency vehicle turning radii versus the horizontal geometry proposed should be analyzed further. Were any alternatives considered by the developer that could provide a safer access? For example, access directly onto nearby Morey Road would appear to provide a more preferable access and minimize disruption to the existing neighborhood and residents along Darlene Drive and Charles Circle.
2. **Waste Water Disposal and Potable Water Supply** - The design of the proposed potable water and wastewater systems does not properly or adequately take into account the Christolini's existing infrastructure on adjacent lots. A proper analysis of the existing and proposed septic disposal and potable water infrastructure has not been completed in our opinion. The Christolini's existing systems, including a community water system and source well, are not shown on the site plan recently approved by the State via the WW permitting process and do not appear to meet isolation distances and setback requirements set forth by the Environmental Protection Rules intended to protect the public health. Note that the State issued Wastewater System and Potable Water Supply Permit is currently being appealed for the same reason. The Christolini's have not been properly notified per the Act 145 "overshadowing" rule, as one of his properties is incorrectly labeled with a different owner on the State-approved site plan and the wrong notification forms were used.
3. **Rights-of-way** - Based on our review, the proposed new access road "Dan's Road" does not comply with Section 582 of the Zoning Bylaw. Specifically, per

the *Road Acceptance Policy*, the proposed road does not meet the geometric requirements of "Development Road", including those of referenced standard VAOT A-76 which requires a 24' wide road. Furthermore, we do not believe this route meets the goals of the Zoning Bylaw for the orderly growth of the community per Section 110(3), as more orderly accesses exist elsewhere on the Brosseau property. The proposed route of "Dan's Road" impacting the wetland buffer as shown on the site plan does not enhance or protect the natural environment of the Town as required by the same section. The individual wetland permit for the project is predicated on the disturbance of this non-conforming driveway. In our opinion, a new road serving the proposed subdivision off Morey Road would more closely conform to the Zoning Bylaw requirements and avoid unnecessary impacts to wetlands, and existing residents along Darlene Drive and Charles Circle.

4. Future Development – The proposed site plan includes a 50' Right-of-way to the southwest of proposed Lot 2 that could presumably be used to access Lot 1, the 134.7 AC remainder lot of the Brosseau property. Prior to approval of the proposed subdivision, a comprehensive analysis of the development potential of the remainder lot and the possible impacts upon full build out should be required.

Thanks and please let me know if you have any questions

Very truly yours,  
Trudell Consulting Engineers (TCE)



Nathan Howells, P.E.  
Project Manager

Cc: Charles and Darlene Christolini