



46 parking calculations on the site plan were made, however, no change in the required, or provided,  
47 parking spaces is proposed.

48  
49 Chair Clymer went through the standards.

50  
51 M. Black inquired about potential noise created by the new indoor recreation facility. T. Mumley  
52 responded that all noise created by the facility would be internalized – no noise is expected to  
53 escape the building.

54  
55 G. Mink added that the business would like the hours of operation to extend to 10:00pm, but a  
56 9:00pm closing time is certainly manageable too.

57  
58 C. Walton made the motion to direct staff to draft findings of fact and conclusions in support of  
59 Project # 7100 for the DRB's consideration. The motion was seconded by M. Black and approved  
60 with a 6-0 vote. (T. Hand recused).

61  
62 **Project #: 7099**  
63 **Owner: Herbert J Hillman Jr Revoc Trust/Herbert J Hillman Jr Trustee**  
64 **Tax Parcel #: 7A-101.020**  
65 **Location: 268 Eagle Ridge Rd**  
66 **Project: Final Subdivision Review for a 2-Lot Subdivision**  
67 **Zoning: VR40**

68  
69 Chair Clymer swore in Carol Hillman.

70  
71 C. Hillman provided a summary of the project. The proposal to subdivide the property into two lots  
72 is for family reasons. There are no plans for development at this time.

73  
74 Chair Clymer swore in Neil Van Dyke.

75  
76 Chair Clymer went through the standards.

77  
78 Chair Clymer asked the applicant if there is any issue with deer. C. Hillman responded that deer  
79 wander into her garden all the time, as well as bears.

80  
81 C. Walton asked if there are any clearing limits proposed. N. Van Dyke responded that there aren't  
82 since they do not plan on developing the lot. The terrain will dictate where one builds.

83  
84 N. Van Dyke added that the existing residence on proposed Parcel A is served by municipal water,  
85 but there's little water pressure. A new house on Parcel B will need a new well, but would still have  
86 sewer service.

87  
88 Chair Clymer asked if it's the Board's desire to address building zones to be shown on the  
89 subdivision plan. S. McShane noted that the applicant could return to the DRB when they are ready  
90 to develop the property – showing driveway location, building location, etc. S. McShane also asked  
91 if the utilities serving future development on Parcel B would be underground. N. Van Dyke  
92 confirmed that they would be underground.

93  
94 A. Volansky made the motion to direct staff to draft findings of fact and conclusions in support of  
95 Project # 7099 as outlined with standing conditions and language about subsequent development,

96 clearing limits, driveway location, etc., for the DRB's consideration. The motion was seconded by M.  
97 Black and unanimously approved.

98

99 **Other Business:**

100

101 None.

102

103 **Review of Upcoming Schedule:**

104

105 Sarah McShane gave an update on upcoming applications that will be reviewed by the DRB.

106

107 **Approval of Minutes:**

108

109 A motion to approve meeting minutes from April 18, 2023, was made by C. Walton, seconded by T.  
110 Hand. Motion passed 7-0.

111

112 At 6:05pm the meeting was adjourned.

113

114 Respectfully Submitted,

115 Ryan Morrison

116 Deputy Zoning Administrator