

Town of Shrewsbury
Development Review Board
Minutes
7/23/25

7pm Dobler Subdivision.

Present were: Mark Youngstrom, Cynthia Thornton, Greg McGown, and Bruce Bullock for the DRB. Rosmarie Dobler, applicant. Greg Over, Dee Fillmore. Adrienne Raymond, ZA and DRB notetaker.

Ms Dobler introduced her application for a simple subdivision. She intends to subdivide her 80+/- acres into a 17acre piece that contains the cabin that is not in current use as Parcel 1 with the remainder staying in current use as Parcel 2. Both the cabin and the remainder piece have access from Gaynor Rd and Rte 103. The applicant has included a ROW through Parcel 1 to access the upper area of Parcel 2. Parcel 1 will contain 350ft of frontage on Rte 103 and 1,712ft on Gaynor Rd. Parcel 2 will have 319ft of frontage on Rte 103 and 2,114ft on Gaynor Rd.

Bruce motioned to approve the application as presented with the usual conditions- survey, any State permits. Greg second. Vote to approve- Mark, Cynthia, Greg, and Bruce.

7:30pm Town of Shrewsbury Subdivision.

Present were: All of the above minus Ms Dobler and the addition of Aaron Korzun and Francis Wyatt representing the Town for the subdivision.

Application was reviewed by the DRB. Aaron described the application. The town owns a small, skinny piece of land that the Town was given by the State of VT when Rte 103 was modernized. It was not donated as a road, but as land. The Town would prefer that lands in the town are taxable. Greg Over approached the Town to transfer ownership of what he has used as his driveway for many years. Currently the Town intends to transfer ownership of a portion of that parcel to Greg in a Quit Claim deed process that has been publicly warned for Sept.3, 2025. The applicant drew a line approximately 600ft from Rte 103 to follow his property boundary. Mark motioned, Bruce seconded, and all in favor. Conditions- survey of line or whatever the surveyor feels is necessary to comply with the subdivision regs. The land when transferred MUST be in identical ownership so that automatic merger happens.

Submitted by Adrienne Raymond