

Glastonbury Landowners Association | Project Review Committee

Wednesday, April 16, 2025 – 7:00 PM (MDT)

[Join Via Zoom](#) or Dial-In

1. Call to Order (7:02 PM) by Doug Gill

Committee Director Members Present: Douglas Gill (President), Tim Brockett (Vice President), Tyson Wright

Board members present: Claudette Dirkers (Treasurer), Debbie Newby

Committee landowner member present: Landowner Phillip Pickens

Committee members absent: Director Steve Anderson, and Landowners John Carp and Alicia Dearing

Landowners Present: Aija-Mara Accatino, Edward Anderson, Lisa Gaskin, Ryan Kinports, Nancy Lach, Elizabeth Mordensky

(Consultant to Mr. Anderson: James Tiscione)

1a. Treasurer Claudette Dirkers carefully checked all the applications to ensure that Landowners were in good standing. Tim Brockett checked to verify that all required Project Review forms were accurately completed and filed. Then he created customized invoices with Parcel Manager. Claudette reviewed the invoices, and when fully paid, sent them to our accounting firm. Each applicant submitted all required forms, all were in good standing and all fees were fully paid, expediting the committee's agenda.

2. Kinports NG-63

Ryan Kinports presented an application to drill a well on NG 63. Doug Gill inspected the property and found that all setbacks were satisfied. He discussed setbacks, viewsheds and other potential issues with Ryan who is planning to eventually build a house on NG 63.

Motion: Tim presented a motion, seconded by Tyson, that the Project Review Committee (PRC) approve the Kinports project and move it to the Board for approval. Approved unanimously.

3. Nobil NG 23-B

Colin Nobil presented an application to drill a well on NG 23 B. PRC Member John Carp inspected the property and found that all aspects followed the DEQ plat map and land use restrictions.

Motion: Doug presented a motion, seconded by Tim, that the Project Review Committee (PRC) approve the Nobil project and move it to the Board for approval. Approved unanimously.

4. Mordensky NG 29-A1

Elizabeth Mordensky presented an application to construct a septic system on NG 29 A1. PRC landowner member John Carp inspected the property and found that it satisfied the DEQ plat map and land use restrictions.

Motion: Doug presented a motion, seconded by Tim, that the Project Review Committee (PRC) approve the Mordensky project and move it to the Board for approval. Approved unanimously.

5. Anderson NG 32-A

Edward Anderson presented an application to subdivide NG 23-A into three units - two lots at 2-acres apiece, and one lot at 16-acres. Anderson owned the parcel prior to 2007 and claimed an SB 300 Exemption. Thus, he is not subject to the requirements in the 2007 Master Plan. PRC landowner member John Carp inspected the property and found that the technicalities conformed to the 1998 GLA Covenants.

Motion: Tim presented a motion, seconded by Doug, that the Project Review Committee (PRC) approve the Anderson project and move it to the Board for approval. Approved unanimously.

6. Lach NG 25-1

The Lachs presented an application to build a residence, extend their preexisting driveway and tie into an existing septic system on parcel NG 25-1. Doug inspected their project. The second dwelling, or ADU, lacks sanitation facilities so Park County does not classify it as a dwelling. DEQ restrictions only allow one dwelling on this tract. Once the Lach's new house is finished they promise to remove the existing manufactured home.

Motion: Tim made a motion to approve the Lach application and send it to the GLA Board for approval. Doug seconded. Motion carried unanimously.

7. Phalen NG-70 Well Drilling

Update on well drilling – Doug inspected the parcel and saw that the approximate location was large, flat and had ample room for both a dwelling and well. The exact spot for the well has yet to be determined. In a conversation Doug had with owner Tim Phalen, he explained that he wanted to make sure the well drilling truck could access the property before they placed stakes. The PRC will wait to hear from the Phalens.

8. Yablonski SG-103

The committee was unable to inspect the Yablonski cabin project in time for tonight's meeting. PRC landowner member Phillip Pickens offered to arrange an inspection next week.

9. General Discussion

a. During discussion about proper driveway construction, the committee referred to the GLA Road and Driveway Standards, which require roadside ditches along platted and private roads in Glastonbury. The GLA requires installation of culverts at intersections and driveway entrances; each culvert must have a minimum diameter of 12 inches. Roadside ditches function to aerate roadbeds and channel runoff away from roads to increase their preservation.

b. A compliance issue regarding SG 32-A3 was discussed. Tim agreed to conduct further research and present his findings at next month's Project Review Committee meeting.

The next PRC scheduled its next meeting on May 7, 2025, at 7:00 PM (MDT)

GLA President Doug Gill adjourned the meeting at 8:04 PM.

Minutes Taken by: Tim Brockett; edited by Claudette Dirkers

Minutes Approved by email vote: April 20,2025