The Barre Town Development Review Board held a public meeting & hearing on January 8, 2020 beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

MEMBERS PRESENT:
Chris Neddo, Mark Reaves, Cedric Sanborn, Angela Valentinetti, Jim Fecteau, and Jon Valsangiacomo

MEMBERS ABSENT:
Charlie Thygesen, Sr.

STAFF PRESENT:
Chris Violette and Cindy Spaulding

OTHERS PRESENT:
Ray LaPerle, Mark Booth and Brian Long. (observed in audience - Cara Lemieux)

CHANGES TO THE AGENDA:
Mr. Reaves asked whether there were any changes to the agenda. Hearing none he moved on with the printed agenda.

APPROVAL OF MINUTES:
Mr. Sanborn made a MOTION to approve December 11, 2019 minutes, Mr. Neddo seconded the motion. All voted in the affirmative.

SUBDIVISION REVIEW

Mr. Valsangiacomo recused himself from the preliminary review discussion and final review hearing. (He moved from the DRB head table to sit in the audience.)

1. Preliminary Review

APPLICANT: Gordon J. Booth Living Trust/ 2 lot subdivision

Request by Mark Booth on behalf of Gordon J. Booth (Living Trust) for a two lot subdivision of land located off Airport and Jensen Roads; Parcel ID: 005/109.00; P-19000010; Zoned Low Density Residential. No new development.

Consultant: Kittredge Land Surveying

Date: January 3, 2020

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is preliminary review of a 2-lot subdivision of land that proposes to take a 215.62-acre parcel of land and create two lots. The subject lot has road frontage on Airport Road, Upper Prospect Street, and Jensen Road. It is located in a low-density residential zone with a minimum lot size of 2.0 acres and 200’ of road frontage. The predominant development in this
The subject parcel is noted on the survey plan to be 215.62 acres in size. This differs from the Town’s tax assessing records which shows the size to be 204.52 acres. I believe there was an entire boundary survey done and if so the 215.62 will stand.

The proposal calls for the creation of lot 2 which will be 102.20 acres in size and will consist of mostly the open field portion of this parcel. It will have over 2000’ of road frontage on Airport Road, over 700’ along Upper Prospect Street, and a little over 200’ along Jensen Road. No development is planned in fact the purpose of the subdivision is to convey the development rights to the Vermont Land Trust.

Lot 1, the remaining land, will decrease in size to 113.42 acres and largely consists of the wooded area. Lot 1 will retain over 2000’ of road frontage along Jensen Road. The applicant will retain this parcel and has not indicated any development of the parcel. Lot 1 will retain a 20’ wide easement across lot 2. This easement encompasses an existing agricultural road leading to the wooded area from Airport Road.

As proposed, both lots conform to both minimum lot standards within the Zoning Bylaw and requirements of the Subdivision Ordinance.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

This is a simple subdivision request that meets both Zoning and Subdivision regulations. No new development is planned. Mr. Violette recommends preliminary approval and move this request to final.

**COMMENTS:**

Mr. Reaves asked whether any board members had questions or concerns. Hearing none he then asked whether there were any comments from the applicant or the audience. Mark Booth stated that the Zoning Administrator had covered it. He further added that no development is planned that the development rights are being sold to the Vermont Land Trust. There were no other comments.

A motion by Mr. Fecteau, seconded by Ms. Valentinetti, the Development Review Board approved moving preliminary review of Mark Booth on behalf of Gordon J. Booth (Living Trust) for a two lot subdivision of land located off Airport and Jensen Roads; Parcel ID: 005/109.00; P-19000010; Zoned Low Density Residential to final review. Vote 5-0-0.
2. Final Public Hearing

**APPLICANT:** Gordon J. Booth Living Trust/ 2 lot subdivision

Request by Mark Booth on behalf of Gordon J. Booth (Living Trust) for a two lot subdivision of land located off Airport and Jensen Roads; Parcel ID: 005/109.00; P-19000010; Zoned Low Density Residential. No new development.

Consultant: Kittredge Land Surveying

Date: January 3, 2020

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER**

This is a warned public hearing and review for consideration of final approval of a 2-lot subdivision of land that proposes to take a 215.62-acre parcel of land and create two lots. The subject lot has road frontage on Airport Road, Upper Prospect Street, and Jensen Road. It is located in a low-density residential zone with a minimum lot size of 2.0 acres and 200’ of road frontage. The predominant development in this area is residential on medium to large lots. The subject parcel is both open field and heavily wooded.

The subject parcel is noted on the survey plan to be 215.62 acres in size. This differs from the Town’s tax assessing records which shows the size to be 204.52 acres. I believe there was an entire boundary survey done and if so the 215.62 will stand.

The proposal calls for the creation of lot 2 which will be 102.20 acres in size and will consist of mostly the open field portions of this parcel. It will have over 2000’ of road frontage on Airport Road, over 700’ along Upper Prospect Street, and a little over 200’ along Jensen Road. No development is planned in fact the purpose of the subdivision is to convey the development rights to the Vermont Land Trust.

Lot 1, the remaining land, will decrease in size to 113.42 acres and largely consists of the wooded area. Lot 1 will retain over 2000’ of road frontage along Jensen Road. The applicant will retain this parcel and has not indicated any development of the parcel. Lot 1 will retain a 20’ wide easement across lot 2. This easement encompasses an existing agricultural road leading to the wooded area from Airport Road.

As proposed, both lots conform to both minimum lot standards within the Zoning Bylaw and requirements of the Subdivision Ordinance.

**ADDITIONAL COMMENTS:**

Mr. Booth stated there would be no development as Vermont Land Trust would have a conservation easement on the open land (Lot 2).
SUMMARY OF RECOMMENDATIONS & CONDITIONS:

This is a simple subdivision request that meets both Zoning and Subdivision regulations. No new development is planned. With consideration to the recommend conditions below, Mr. Violette recommends final approval be granted for this 2-lot subdivision of land.

1) One (1) (18” x 24”) recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.

2) Three (3) sets (24” x 36”) paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.

3) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.

4) No changes to the approved plan can be made unless first reviewed by either the Town Planning Officer, or the Town Engineer for a determination of significance. If it is determined that a proposed change is significant, the plan will be required to go back before the Development Review Board for approval of the proposed change.

5) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

COMMENTS:

Mr. Reaves asked whether there were any comments or questions from the board. Hearing none he then asked whether the applicant or anybody in the audience had further comment or a question. Hearing none a motion was made.

A motion by Mr. Fecteau, seconded by Mr. Neddo, the Development Review Board granted final approval to the request by Mark Booth on behalf of Gordon J. Booth (Living Trust) for a two lot subdivision of land located off Airport and Jensen Roads; Parcel ID: 005/109.00; P-19000010; Zoned Low Density Residential. subject to conditions 1-5 as recommended. Vote 5-0-0.

(Mr. Valsangiacomo returned to participate in remainder of meeting.)

OTHER

Mr. Valsangiacomo inquired if the town has received any interest in the DRB alternate vacancies. Mr. Violette stated he was not aware of any, and he would be writing an article for the town’s newsletter promoting them.

Mr. Long asked if a certificate of occupancy had been issued for 540 Upper Prospect Street. Mr. Violette and Mr. Neddo instructed Mr. Long to contact the Planning and Zoning office by email or phone during regular business hours. The DRB is not the proper governing entity to address the inquiry.
ADJOURN:

A MOTION was made by Mr. Sanborn to adjourn the meeting, Mr. Neddo seconded the motion and the Board voted unanimously to adjourn the meeting at 7:13 p.m.

Respectfully submitted,

Cindy Spaulding

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Mark Reaves, Chair                    Charlie Thygesen Sr.

_________________________________  ___________________________________
Jon Valsangiacomo, Vice Chair        Angela Valentinetti

_________________________________  ___________________________________
Cedric Sanborn                        Chris Neddo

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Jim Fecteau