The Barre Town Development Review Board held a public meeting & hearing on December 11, 2019 beginning at 7:00 p.m. at the Blanchard Block, 14 North Main Street in Barre City, Vermont.

MEMBERS PRESENT:
Chris Neddo, Mark Reaves, Charlie Thygesen, Cedric Sanborn, Angela Valentinetti, and Jim Fecteau

MEMBERS ABSENT:
Jon Valsangiacomo

STAFF PRESENT:
Chris Violette

OTHERS PRESENT:
None

CHANGES TO THE AGENDA:
None

APPROVAL OF MINUTES:
Mr. Sanborn made a MOTION to approve November 13, 2019 minutes. Mr. Neddo seconded the motion. All voted in the affirmative.

WARNED PUBLIC HEARINGS

a. APPLICANT: Pinard & Bailey

Request by Jason Pinard & Shellie Bailey for amended subdivision approval to merge two lots created by Alan Bashaw in 2005 (P-05000047, Plan 2069, Amended P-06000047, Plan 2105) on land located off Castle Streets: P-19000008 & P-19000009; Zoned Low Density Residential.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc.
Date: December 6, 2019

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing for the purpose of amending a previously approved subdivision that by doing so will create one lot of 5.36 acres. The subject parcel is located in a low-density residential zone with requires a minimum lot size of 2.0 acres and 200’ of road frontage.

The two lots were created in 2005 as part of a three-lot subdivision by Alan Bashaw. Of the three lots approved, only lot 3 has road frontage, the other two lots are back lots. All three lots were approved to share a common curb-cut and potentially a driveway as well. This proceeding will merge lots 2 & 3 creating one lot of 5.36 acres that will retain the 400’ of road frontage. Access is still proposed to use the shared curb-cut in common with lot 1 which is owned by Alan Bashaw and is 5.13 acres in size.

The proposed merged lots both have approved septic designs and a State of Vermont wastewater permit (WW-5-3492-1). An amended wastewater permit will be forthcoming I assume, not sure which septic system will be used when a house is built but there are two approved, so it doesn’t have any bearing on this amendment request.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:
This is a simple matter of merging two existing lots into one lot of 5.36 acres. I recommend approval with consideration to the following conditions:

1) One (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) Two (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) 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.

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

ADDITIONAL COMMENTS:

Mr. Reaves asked Mr. Violette to provide an overview of the request.

Mr. Reaves asked whether anybody had any comments, hearing none he entertained a motion.

Mr. Fecteau made a MOTION, seconded by Ms. Valentinetti, the Development Reviewed Board voted to approved the request by Jason Pinard & Shellie Bailey for amended subdivision approval to merge two lots created by Alan Bashaw in 2005 (P-05000047, Plan 2069, Amended P-06000047, Plan 2105) on land located off Cassie Street; P-19000008 & P-1900009; Zoned Low Density Residential, subject to conditions 1-4 as recommended. All voted in the affirmative.

ADJORN:

A MOTION was made by Mr. Sanborn to adjourn the meeting, Mr. Fecteau seconded the motion and the Board voted unanimously to adjourn the meeting at 6:38 p.m.

Respectfully submitted,

Cindy Spaulding (by audio recording)

Mark Reaves, Chair

Charlie Thygesen Sr.

Jon Valsangiacomo, Vice Chair

Angela Valentinetti

Cedric Sanborn

Chris Neddo

Jim Fecteau