

BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 9, 2019

The Barre Town Development Review Board held a public meeting & hearings on **Wednesday, January 9, 2019** beginning at 7:00 p.m. at the **Municipal Offices**, 149 Websterville Road, Websterville, Vermont.

MEMBERS PRESENT:

Chris Neddo, Mark Nicholson (Chair), Mark Reaves, Cedric Sanborn, Angela Valentinetti

MEMBERS ABSENT:

Charles Thygesen, Sr., Jon Valsangiacomo

STAFF PRESENT:

Chris Violette

OTHERS PRESENT:

Jay Carr, Brian Long, Jeff Olesky, Dustin Scott

CHANGES TO THE AGENDA:

None

APPROVAL OF MINUTES:

Mr. Reaves made a MOTION to approve the minutes from December 12, 2018. Mr. Neddo seconded the motion, and all were in favor.

WARNED PUBLIC HEARING:

Agenda Item Site Plan - 1: **One Bridge Street, LLC – Amended Site Plan Approval**

Request by One Bridge Street, LLC for amended site plan approval for a proposed laundromat to share a portion of the 1,944 S.F. building already approved for office and storage. Site plan was originally approved December 12, 2018 (SP-18000006). Property is located off South Barre Road. Parcel ID: 031/017.02; Zoned Highway Commercial; SP-18000007.

Consultant: Civil Engineering Associates, Inc.

Date: January 4, 2019

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing for the purpose of amending the site plan issued to One Bridge Street, LLC last month SP-18000006. The applicant is seeking to amend the use of one of the buildings to operate a laundromat. The subject parcel is in a highway commercial zone and laundromats are a permitted use.

Last month the DRB approved a site plan for One Bridge Street that included 7 buildings, 6 commercial storage and a 7th that was going to be office and storage space for the applicant. The applicant is now proposing to use the majority of the 7th building to operate a self-service laundromat. The laundromat is proposed to occupy 1,224 s.f. of the building while 720 s.f. will be for an office.

I felt that while little is changing with the plan as a whole, the change of use is substantially different than what was approved just one month ago and as a result I felt that the approval should be amended.

Catamount Consultants has supplied a narrative outlining the proposed change as well as a new site plan. As explained in the narrative, little is changing regarding the overall site plan itself. The building use is all that is changing except for a little different plan to serve the building with municipal water and sewer, both are upgraded to handle anticipated higher demand.

Probably the biggest change the laundromat brings is a little more traffic in and out of the complex. Catamount indicates that the Vermont Agency of Transportation is okay with the proposed change and will address when the final access permit is issued.

Parking was a topic of discussion last month and it was generally felt that as an office/storage building there was adequate parking even though there is slightly less available parking for the building than required. Now a laundromat will probably require a bit more parking, the question is how much?

As a commercial/retail use 10 parking spaces are required based on the total size of the building. Looking at the parking requirements several ways the commercial/retail is the best category to use. So, while 10 are required, the plans are proposing 9 spaces. The applicant is requesting a waiver allowing the 9 parking spaces because they feel the nature of the business and the limited number of machines available will limit the need. However, they are stating that there may be one employee and the office will have somebody there at times as well. Overall, I'm not sure the proposed parking is an issue but likely warrants discussion.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Overall the site plan changes little from what was approved in December. The use change will mean more traffic in and out of the site albeit likely not substantial. I recommend approval of the amended site plan for One Bridge Street allowing the 6 commercial storage units and 1 building with a combined use of office and laundromat. A motion to approve should also include carry the following conditions from the original approval.

- 1) Plans submitted by Catamount Consulting Engineers entitled "proposed improvements VT Rt. 14" for One Bridge Street dated July 26, 2018 (last revision on December 12, 2018) project number 18026 shall be incorporated into this decision and adhered to.
- 2) If the approved plans require amendment due to State permitting requirements or other circumstances, the amendments shall be reviewed by the Planning Director for significance. If determined to be significant, Development Review Board action may be required.
- 3) The applicant shall be responsible for advising the Planning Office if the plans are revised for any reason.
- 4) Best practice methods shall be used to mitigate erosion as shown on the plans and erosion mitigation measures shall be inspected regularly and repaired if not performing accordingly.
- 5) Signs shall be placed along the guardrails that deter illegal dumping.
- 6) A stop sign shall be placed at the exit of the property before entering South Barre Road.

ADDITIONAL COMMENTS:

Mr. Olesky indicated Mr. Violette summed it up and they are looking for a minor change in use. He addressed the parking spaces and indicated there are indeed 10 acquired spaces. Mr. Olesky elaborated about the space and the limited amount of washing machines/dryers that will be available.

Mr. Carr added that once the laundromat is established it may attract other small businesses to that location. He can build the storage units but indicated he would like a better use for the community should another business come along.

More discussion ensued regarding sewage capacity at this area and working with Barre City to manage such.

Mr. Sanborn added he would like to see 10 designated parking spots to accommodate future uses besides a small laundromat for present day use.

Mr. Sanborn made a motion to approve the One Bridge Street, LLC to amend the site plan for a proposed laundromat including the aforementioned conditions one through six, the seventh to add one more parking spot to the plan, for a total of 10 parking spots. Mr. Reeves seconded the motion, and so voted unanimously.

WARNED PUBLIC HEARING:

Agenda Item Conditional Use - 1: **Lavallee**

Conditional Use Request by Denise Lavallee to consider a motor home for residing in until the permanent structure is complete on property located at 500 Upper Prospect Street. Parcel ID: 005/112.00; Zoned Low Density Residential; CUP-18000007.

Consultant: None

Date: January 4, 2019

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing, continued date certain to this meeting from December 2018, for the purpose of conditional use review. The applicant is seeking approval to allow a camper to be used for temporary residential purposes. The subject parcel is in a low-density residential zone. Adjacent uses are not in close proximity and are residential in nature with some light industry as well.

Last month's meeting had a lot of discussion about what the applicant's plans are. First, when does she actually plan to construct her house, how long will she be in temporary housing on the property? The applicant indicated she plans to begin construction in the spring of 2019 but there seemed to be some uncertainty and the board was a bit uncomfortable not knowing how long the camper would be used. There was also confusion over whether she plans to use a camper or a tiny house. Either would require an approved septic disposal method. The applicant's plan is to install an on-site septic system but there was some uncertainty when that would happen. First, a state permit was pending and would weather permit mid-winter construction? In the alternative the applicant proposed using a 500 gallon above ground storage tank which the board didn't care for. Because there were more questions than answers, the board decided to continue and give another month to see how plans were coming together.

Since the December meeting there has only been one point of clarification and that is the State has issued a waste water permit for the latest septic design. Beyond that I'm not sure the applicant has secured anybody to build the system and I'm not sure whether that is even possible or advisable at this point. I did have some discussion with her that she was looking for contractors but not sure whether any have been found that can do the work.

Another point of confusion surrounded the tiny home and her plans to possibly use one instead of a camper. I had initially told her that a CUP wouldn't be necessary for a tiny home. For clarification, that would only be the case if the tiny home was being constructed/placed the same as any other more permanent housing including being placed on a concrete slab. A tiny house for temporary use that wasn't going to be placed on a slab and potentially just be left on a trailer would be no different than a camper in my view.

At this point, I guess we'll have to see what blanks the applicant can fill in and whether this CUP is still applicable or not.

Below are my comments from the December meeting.

The applicant recently purchased this undeveloped 30 acre that has road frontage on both Morrison Road and Upper Prospect Street. The parcel is predominantly wooded but does have an open area to the North at the intersection of the two aforementioned roads. The applicant has plans to build a dwelling on this parcel, when, I'm not exactly sure. In the meantime, the applicant is hoping to place either a tiny home or a camper on the property to live in. A tiny home would be allowable without board action, a camper needs a conditional use permit.

The parcel doesn't currently have a driveway, but the applicant has secured a permit for one. The driveway comes onto the parcel via Upper Prospect Street road frontage nearly across from Jensen Road. The camper location will be somewhere in the open field near the septic system.

Electricity will be supplied by Green Mountain Power.

Article 4, section 4.4 limits a camper being used for residential purposes beyond 14 days. However, residential use can be allowed if the DRB reviews the project under a conditional use permit. The most significant concern related to using the camper for more than 14 days is waste water disposal. In this case, the applicant is investing a fair amount of money to provide the camper with everything it needs to provide waste water disposal.

The following general and specific standards are enabled through 24 VSA § 4414 (3) (A) and 4414 (3) (B)

1. The impact on the capacity of existing or planned community facilities, to include but not limited to:
 - a. Emergency services
 - b. Educational facilities
 - c. Water, sewer, or other municipal utility systems
 - d. Recreational facilities
 - e. Conservation or other designated natural areas
 - f. Solid waste disposal facilities

This project is small in nature and will have no greater impact than if a conventional dwelling was constructed. Little impact to any of the community facilities is expected.

2. The character of the area affected as defined by the purpose(s) of the zone within which the project is located, and specifically stated policies and standards of the municipal plan;

Some might argue that using a camper for residential purposes instead of a wood framed structure is out of character with the area and that might be true if the intent was to be long term. The intent here is for this camper to not be long term and the applicant will build a conventional house at some point. When that point is, I'm not entirely sure and should be discussed during the public hearing. A condition may be necessary to ensure it doesn't become permanent.

Short term, I do not see a negative effect on the character of the area.

3. Traffic on roads and highways in the vicinity;

Equal to a conventional single-family dwelling little impact to the Town highway network is anticipated.

4. Bylaws and ordinances then in effect;

Barre Town Zoning Law allows the use after issuance of a conditional use permit.

5. Utilization of renewable energy resources.

N/a

6. Minimum lot size;

Minimum lot size for this zone is 2.0 acres. Parcel is 30 acres in size.

7. Distance from adjacent or nearby uses;

The closest use is an auto parts warehouse classified as light industrial. There are residential uses about less than 1000' away.

8. Criteria (as needed) adopted relating to site plan review pursuant to Article 5, Sec. 5.6 of this bylaw;

N/a

9. Any other standards and factors (as needed) that the bylaw may require;

N/a

10. Off-street parking requirements in accordance with standards outlined in Article 3, Sec. 3.9 of this bylaw;

The Zoning standard for residential parking is 2 parking spots per dwelling. The proposed project has ample space for two parking spaces.

11. Loading/unloading facilities.

N/a

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Many unanswered questions make it difficult to give a recommendation. We certainly need to know more and then be satisfied that anything other than a conventional dwelling is temporary and/or that an approved waste water disposal method is being used.

If moved forward for approval, conditions will need to be established.

ADDITIONAL COMMENTS:

Being that Ms. Lavallee was not in attendance and more information was needed for a determination Mr. Nicholson made a motion to continue date certain to the February 13 meeting. Mr. Sanborn seconded the motion, and all were in favor.

SUBDIVISION:

Agenda Item Conceptual - 1: **Scott**

Discuss with Dustin Scott, 21 Garden Street, a potential Boundary Line Adjustment between two non-conforming parcels (lot size).

Consultant: None

Date: January 4, 2019

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a conceptual review.

On the map I've provided, the applicant owns parcel 60 which is .14 acre. He would like to move the common boundary line with parcel 74 as shown by the red line. Parcel 74 is .29 acres. He would like to end up having the existing garage on lot 74 be on his property.

The zoning in this area is high density residential with a minimum lot size of 1/3 acre.

Neither lot is conforming based on size. I informed the applicant that before he spent any money on a survey, he should come talk to the board to see what your feelings are.

Essentially, they'd be swapping the degree of nonconformance. In other words, lot 60 would get larger and lot 74 would get smaller. It appears in the end, sizes would be about the same, just opposite parcels. The only

other thing I'd be concerned about but don't have a good way to determine, what the percent of lot coverage would be for lot 74 if the BLA occurs?

ADDITIONAL COMMENTS:

Discussion was held regarding conformity and the garage being 8 feet from the boundary line and dwelling 12 feet. Also, next steps including purchase arrangements, surveyor, and ultimately DRB approval. The Board was affirmative for Mr. Scott to pursue ownership of the additional land with garage and apply for the Boundary Line Adjustment via the town Planning & Zoning Department.

A MOTION was made by Mr. Sanborn to adjourn the meeting. Ms. Valentinetti seconded, and the meeting was unanimously voted to adjourn at 7:31 p.m.

Respectfully submitted,

Chris Violette

Mark Nicholson, Chair

Chris Neddo

Mark Reaves

Cedric Sanborn

Angela Valentinetti

