

# BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 11, 2023

The Barre Town Development Review Board held a public meeting & hearing on **January 11, 2023**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

## **MEMBERS**

In person: Mark Reaves, Jon Valsangiacomo, Chris Neddo, Angela Labrador, Angela Valentinetti, and Cedric Sanborn

Remote: Gerry Otis (Alt)

## **ABSENT:**

Jim Fecteau and Gina Galfetti (Alt)

## **STAFF PRESENT**

In person: Chris Violette

## **OTHERS PRESENT:**

In-person: Gordon Wells (applicant), Jeff Gagne and Alan Garceau

Remote: Tim Morris (Chase & Chase)

### **A. 7:00 P.M. – CALL TO ORDER**

Mr. Reaves called the meeting to order at 7:00 p.m. He conducted a roll call.

### **B. CHANGES TO THE AGENDA**

Mr. Reaves asked if there were any changes to the agenda. Mr. Violette stated he had no changes. There were no other as well.

### **C. APPROVE MINUTES –**

**December 14, 2022**

*On motion by Mr. Valsangiacomo, seconded by Mr. Sanborn, the Development Review Board approved the minutes of December 14, 2022 as written. Vote 7-0-0*

Mr. Reaves appointed Gerry Otis as official alternate in Jim Fecteau's absence.

### **D. NON-AGENDA ITEMS (max 10 minutes)**

There were none.

### **E. WARNED PRELIMINARY PUBLIC HEARINGS**

#### **1) APPLICANT: Wells/ 2-lot subdivision (preliminary)**

Request by Susan & Gordon Wells for preliminary review of a **two-lot (2) subdivision** of land located at 34 Baptist Street; PID: 017/004.00; zoned very-high density residential; P-22000013.

Consultant: Chase & Chase Surveyors & Septic Design

*Plans submitted: Chase & Chase Surveyors & Septic Designers, Inc October 19, 2022, entitled “subdivision Survey Gordon & Susan Wells, 34 Baptist Street, Barre, Vermont”.*

Date: January 6, 2023

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

This is a **preliminary subdivision review**, whereas the applicants are requesting approval of a proposed 2-lot subdivision of land for a parcel owned by them. The parcel subject to this request is located off Baptist Street, which is located in a very high-density residential zone with minimum lot size of 8500 sq ft and 85' of road frontage. The existing dwelling is served with water by Graniteville Fire District 4 and municipal sewer.

The subject parcel is .72 acre in size and is developed with a single-family dwelling. Currently the parcel has 100' of road frontage along Baptist Street and 274' along Wendell Terrace.

The applicant is proposing to create one new lot, identified as lot 2 on the plan submitted by Chase & Chase Surveyors & Septic Designers. Proposed Lot 2 will be created and will be .27 acre in size with proposed 117' of road frontage along Wendell Terrace. Lot 1 is shown to contain the existing single-family dwelling and will reduce to .45- acre. in size and retain 100' of road frontage off Baptist Street and 157' along Wendell Terrace.

Lot 2 will have access to municipal water (Graniteville Fire District) and municipal sewer from the town. Access will be via its Wendell Terrace road frontage.

As submitted, both lots conform to the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to separate the existing dwelling from the remaining land, reducing the house site to .45 -acre and leaving .27-acre for a proposed building lot

There are no significant issues with this request and both lots are conforming, I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda.

**COMMENTS:**

Mr. Violette provided an overview of his staff report as stated above.

Mr. Reaves asked if there were any questions from Board members or public attendees. There were none.

**MOTION:**

**On motion by Mr. Neddo, seconded by Mr. Valsangiacomo, the Development Review Board approved a request by Susan & Gordon Wells for preliminary review of a two-lot (2) subdivision of land located at 34 Baptist Street; PID: 017/004.00; zoned very-high density residential; P-22000013. Vote 7-0-0.**

**F. WARNED FINAL PUBLIC HEARING(S)**

**1) APPLICANT: Wells/ 2-lot subdivision (Final)**

Request by Susan & Gordon Wells for final review (possible approval) of a **two-lot (2) subdivision** of land located at 34 Baptist Street; PID: 017/004.00; zoned very-high density residential; P-22000013.

Consultant: Chase & Chase Surveyors & Septic Design

*Plans submitted: Chase & Chase Surveyors & Septic Designers, Inc October 19, 2022, entitled “ subdivision Survey Gordon & Susan Wells, 34 Baptist Street, Barre, Vermont”.*

Date: January 6, 2023

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

This is a **warned public hearing**, whereas the applicants are requesting approval of a proposed 2-lot subdivision of land for a parcel owned by them. The parcel subject to this request is located off Baptist Street. which is located in a very high-density residential zone with minimum lot size of 8500 sq ft and 85’ of road frontage. The existing dwelling is served with water by Graniteville Fire District 4 and municipal sewer.

This hearing assumes preliminary approval was granted earlier on this agenda.

The subject parcel is .72 acre in size and is developed with a single-family dwelling. Currently the parcel has 100’ of road frontage along Baptist Street and 274’ along Wendell Terrace.

The applicant is proposing to create one new lot, identified as lot 2 on the plan submitted by Chase & Chase Surveyors & Septic Designers. Proposed Lot 2 will be created and will be .27 acre in size with proposed 117’ of road frontage along Wendell Terrace. Lot 1 is shown to contain the existing single-family dwelling and will reduce to .45- acre. in size and retain 100’ of road frontage off Baptist Street and 157’ along Wendell Terrace.

Lot 2 will have access to municipal water (Graniteville Fire District) and municipal sewer from the town. Access will be via its Wendell Terrace road frontage.

As submitted, both lots conform to the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to separate the existing dwelling from the remaining land reducing the house site to .45 -acre and leaving .27-acre for a proposed building lot.

There are no significant issues with this request and both lots are conforming, with consideration to the proposed conditions below, I recommend granting final approval.

- 1) The applicants are hereby notified that State of Vermont Permits may be required. The applicants shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicants shall obtain, if necessary, said permits prior to development of the lot and shall comply with all requirements and conditions therein.
- 2) Issuance of the subdivision permit does not imply approval of any other town permits.
- 3) Plans submitted used for review of this permit shall become part of the approval and shall not be altered unless first reviewed by town staff for a determination of significance. Significant changes may require further review and approval of the DRB.
- 4) 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 Town of Barre Subdivision Ordinance and State Statute within 180-days of approval.
- 5) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 45-days of approval unless extended by staff due to extenuating circumstances.
- 6) An electronic copy of the final approved plan must be provided to the Planning and Zoning Office within 30-days of final approval.

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

**ADDITIONAL COMMENTS:**

Mr. Reeves asked members if anyone had a conflict or Ex-parte communications with the applicant. Ms. Valentinetti mentioned that she had purchased items from the applicants, it would not affect her judgement. Ms. Labrador mentioned that she knew one of the abutters, it would not affect her judgement.

Mr. Reeves swore Mr. Wells, Mr. Morris, Mr. Garceau, Mr. Gagne, and Mr. Violette in for testimony.

Mr. Violette provided an overview of his staff report as stated above.

Mr. Gagne mentioned he was not opposed to the subdivision; he has concerns for the water run-off from the proposed new lot as his property is lower in elevation. He also asked if the culvert will be replaced that runs along the property line.

Mr. Wells stated they are not looking to build anything immediately on the proposed lot. They will look at everything when they decide to build on the new lot.

Mr. Garceau asked Mr. Wells whether if there were any property markers visible. Mr. Wells mentioned there were a few in the back.

Ms. Valentinetti asked if there was currently black top on the proposed new lot. Mr. Wells stated there is currently a tennis court on the property that has drainage on three sides, so the drainage will not change.

Ms. Valentinetti asked Mr. Violette if during the building permit process, if the abutting property owner can address concerns such as drainage. Mr. Violette explained that when a building permit is issued there is a fifteen-day appeal period. He further explained in the zoning bylaws there is a stipulation that stormwater run-off cannot impact another property. He further explained the building permit process.

Mr. Valsangiacomo and Ms. Labrador asked about the culvert as it is not under the purview of the DRB and whether the culvert in question belongs to the town's or is private?

Mr. Gagne asked if the abutters are notified of a building permit being issued. Mr. Violette explained that the building permit applicant receives a "Z" poster which is required to be posted where the public can see for the fifteen day appeal process.

Mr. Reaves asked if there was anything to add or any questions from the Board. There were none.

**MOTION:**

*On motion by Ms. Valentinetti, seconded by Mr. Sanborn, the Development Review Board closed the public hearing. Vote 7-0-0.*

**DELIBERATION**

*On motion by Mr. Valsangiacomo, seconded by Mr. Neddo, the Development Review Board approved the request by Susan & Gordon Wells for final review of a two-lot (2) subdivision of land located at 34 Baptist Street; PID: 017/004.00; zoned very-high density residential; P-22000013; contingent upon the following conditions:*

- 1) The applicants are hereby notified that State of Vermont Permits may be required. The applicants shall visit the Department of Environmental Conservation permit navigator to determine what other State of Vermont permits are necessary for this development. The applicants shall obtain, if necessary, said permits prior to development of the lot and shall comply with all requirements and conditions therein.*
- 2) Issuance of the subdivision permit does not imply approval of any other town permits.*
- 3) Plans submitted used for review of this permit shall become part of the approval and shall not be altered unless first reviewed by town staff for a determination of significance. Significant changes may require further review and approval of the DRB.*
- 4) 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 Town of Barre Subdivision Ordinance and State Statute within 180-days of approval.*
- 5) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 45-days of approval unless extended by staff due to extenuating circumstances.*
- 6) An electronic copy of the final approved plan must be provided to the Planning and Zoning Office within 30-days of final approval.*
- 7) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision. Vote 7-0-0.*

CONDITIONS    Yes  No   
MOTION BY:    Valsangiacomo  
SECOND BY:    Fecteau

**ROLL CALL:**

Mark Reaves	<u>Yes</u>	Chris Neddo	<u>Yes</u>
Jon Valsangiacomo	<u>Yes</u>	Angela Labrador	<u>Yes</u>
Cedric Sanborn	<u>Yes</u>	Gerry Otis (alt)	<u>Yes</u>
Angel Valentinetti	<u>Yes</u>		

**PARTICIPANTS:** Mr. Violette, Mr. Wells, Mr. Gagne and Mr. Garceau

**G. OTHER**

There were none.

**H. FOLLOW-UPS**

There were none.

**I. ROUNDTABLE**

**J. ADJOURN!**

*On motion by Mr. Valentinetti, seconded by Mr. Neddo, the Development Review Board adjourned at 7:18 p.m. Vote: 7-0-0.*

Respectfully submitted,  
Cindy Spaulding, Clerk for DRB

_____ Mark Reaves, Chair	_____ Jon Valsangiacomo
_____ Angela Valentinetti	_____ Chris Neddo
_____ Cedric Sanborn	_____ Angela Labrador
_____ Jim Fecteau	_____ Gerald Otis (alternate)
_____ Gina Galfetti (alternate)	