

# BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 8, 2023

The Barre Town Development Review Board held a public meeting & hearing on **March 8, 2023**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

## **MEMBERS**

In person: Jon Valsangiacomo, Chris Neddo, Angela Labrador, Angela Valentinetti, and Cedric Sanborn  
Remote: Mark Reaves, Gina Galfetti (Alt),

## **ABSENT:**

Jim Fecteau and Gerry Otis (Alt)

## **STAFF PRESENT**

In person: Cindy Spaulding

## **OTHERS PRESENT:**

In-person: Pearl Hoyt

Remote: Janis and Jim Carrier (Barclay Quarry), Abb Chaloux and Andrew Rodriguez (MSK Engineering) and Wyatt Lucas (B&D Holdings – Applicant)

### **A. 7:00 P.M. – CALL TO ORDER**

Mr. Valsangiacomo called the meeting to order at 7:03 p.m. He conducted a roll call.

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

Mr. Valsangiacomo asked if there were any changes to the agenda. Mrs. Spaulding stated there were no changes. There were no other as well.

### **C. APPROVE MINUTES –**

**February 8, 2023**

*On motion by Mr. Sanborn, seconded by Ms. Valentinetti, the Development Review Board approved the minutes of February 8, 2023 as written. Vote 5-0-2 (Reaves & Galfetti abstained)*

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

There were none.

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

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

#### **1) APPLICANT: B&D Holdings, LLC/Major Site Plan Review**

Request by B&D Holdings, LLC for **major site plan** review on land owned by Town of Barre (first of two public hearings) for the purpose of constructing a 7,650-sf building along with other land improvements to include a paved parking area and storm water management within the Wilson Industrial Park on Parker Road; Parcel ID 006/047.19; Zoned: Industrial: SP-23000001

Consultant: MSK Engineering

Date: March 2, 2023

**STAFF REPORT/REVIEW COMMENTS**  
**CINDY SPAULDING, ACTING ZONING ADMINISTRATOR**

This is the first of two required warned public hearings for a major site plan application by B&D Holding Exchange whereas they are asking for site plan approval to construct an 7,650 sf building within the Wilson Industrial Park. The parcel subject to this request is located on Parker Road where the zoning is Industrial with a minimum lot size of 2 acres and 200 feet of road frontage is required.

In accordance with Article 5, section 5.6 of the Barre Town Zoning Bylaw, the applicant is required to seek major site plan approval under the major classification because they are proposing to construct a 7,650 s.f. warehouse building. The applicant plans to purchase 3 acres from the Town of Barre in the Wilson Industrial Park. Other improvements to the lot will include a paved parking area and a storm water management system which includes a detention area. All utilities are already available to this lot including municipal water and sewer.

Below are the review standards, and my comments, for site plan approval in accordance with Article 5, section 5.6 (F)

**1. The proposed land development as it complies with or compliments the policies, regulations, standards, and goals of the Town's Zoning Bylaw and its most recently adopted Town Plan;**

Industrial districts are defined, in part, as being designed to provide locations for the establishment of industry, and to provide employment opportunities and a broadening of the tax base. Good roadway access and water and sewer services are major considerations.

Several years ago, the Barre Town Zoning Bylaw was amended to allow office business/warehouse buildings in industrial zones.

**2. The convenience and safety of vehicular movement within the site, and in relation to adjacent areas of vehicular movement. This includes consideration of access management in regards to entrances and exits for the subject site;**

The subject site is located on the unpaved section of Parker Road, which is a class 3 town highway. The access to the site will be from Parker Road utilizing a curb-cut of approximately 20 feet in width with 30-foot radius. The closest curb-cut to the proposed project curb-cut is approximately 1200 feet. Sight distances are good in both directions. Access from Parker Road should not hinder Parker Road or any surrounding uses and should provide adequate access to the site. Parker Road is on the town's schedule to be paved in the Summer of 2023.

On-site traffic circulation is typical for warehouse of this nature. There are two parking lots the one located on the Southwest side of the lot, on the uphill side will have four spaces which one will be handicap. The other lot is on the Northeast side of the building on the downhill side will have twelve spaces.. As you enter the site, parking is located on both sides of the of the building and extends to the rear of the lot. There appears to be ample space for snow removal.

As proposed, it appears as though vehicular safety is adequate and no other access management is necessary.

**3. The convenience and safety of pedestrian movement within the site, and in relation to adjacent areas of pedestrian movement. Also included for consideration is the relationship to any pedestrian access deemed necessary for adjacent properties and along public roads;**

Pedestrian movement within the site will generally be from the parking lot to the building. There is unlikely any need for consideration of pedestrian movement to adjacent sites. Pedestrian safety should be adequate as proposed.

**4. Storm water and drainage to insure adequate consideration of storm water runoff and drainage issues in order to minimize the impacts of any development project on the adjacent property, the environment, and the Town. The applicant shall bear the responsibility for obtaining and meeting any and all permitting requirements of the appropriate state agency. The Town Engineer shall review the storm water runoff and drainage plan and shall approve the site plan and sign off on the design before the project may be approved;**

As part of the industrial park, many stormwater systems and permits have been obtained for previous developments but each site has to provide its own treatment.

The engineer has designed a plan that unitizes grass lined treatment swales that are discharged to an on-site a detention area. The detention “pond” will be dry most of the time but will help mitigate excess flow during peak runoff. As designed, the engineer states that post development flows from a 10-year storm will be less than pre-development flows. The dry pond is designed to pass the 100-year design storm with 6” of freeboard.

The dry pond will discharge to a town roadside ditch along Parker Road and will flow through multiple culverts finally discharging into a town constructed wet pond. The town constructed this pond as required when Parker Road was extended and collects the runoff from it.

Josh Martineau, Town Engineer is working with the stormwater consultant and applicant’s engineer MSK Engineering on a stormwater management plan. A stormwater permit is pending with the Department of Environmental Conservation.

Overall, it appears as though stormwater is being managed adequately and will not negatively impact surrounding properties, the environment, or the town.

**5. The protection of historic or natural environmental features on the property under review, as well as on the adjacent areas;**

As part of the approved industrial park, there are no known historic or natural environmental features to consider.

**6. The impact of new development on public utilities such as water and sewer infrastructure and on other users/consumers;**

The proposed warehouse building will be served by both municipal sewer and water (Barre Town). The Town of Barre has the capacity at the Barre City sewer treatment plant to handle the sewer capacity. The town will have the capacity to serve the water. Currently the town is building out its infrastructure as an expansion of the Wilson Industrial Park.

Other utilities such as electric, phone, and cable television are available and able to serve this use.

**7. Signage that meets or exceeds the criteria established in this Bylaw, Article 7, Sec. 7.5.**

No signage is proposed with this application. Any signage proposed at a later date will have to be done so in accordance with the referenced section of the Zoning Bylaw.

**8. The utilization of renewable energy resources;**

It is not anticipated that the proposed project is going to utilize renewable energy resources of have any effect on any others in the vicinity.

**9. Landscaping and/or screening to assist in mitigating undue impact of the proposed land development upon neighboring landowners;**

No screening is intended give the projects location. A dumpster at the Northeast side of the building near the loading docks is shown to be on a concrete pad and fenced. Lighting will be accomplished with five free-standing light poles surrounding the parking lot and thirteen building mounted lights. The proposed lights are downcast fixtures using LED lamps.

**10. The adequacy of parking as well as loading and unloading facilities including their impact on surrounding traffic patterns, in accordance with the provisions established in Article 3, Sec. 3.6 of this bylaw.**

In accordance with the Article 3, Section 3.6 the minimum of two spaces plus 1.5 parking spaces per 1000 sq.ft. The plans show a total of 15 regular parking spaces and one ADA compliant space, which above the minimum required. Parking spaces are shown to be 10' x 20' as required.

As is common with these commercial request, the applicant should be required to provide a fire department Knox Box .

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

This project has been nicely and adequately designed. The most significant issue, given the project site being in the industrial park, is likely stormwater management. Stormwater management is adequately being addressed in consultation with the town's own consultant. Numerous state permits have either been obtained or are in the process of being obtained such as the stormwater permit, wastewater and potable water supply permit, erosion and sediment control, and ACT 250. With consideration to the conditions below, it is recommended approval of this request for the first public hearing and move it to the second public hearing on April 12<sup>th</sup>.

1. The site plan by MSK Engineering of Bennington, Vermont, dated February 16, 2023, project number 14003-001, as approved and or amended by condition of approval, shall be incorporated into an approval and shall be followed unless proposed changes are first reviewed by town staff and if determined to be insignificant shall be approved by staff. Otherwise, DRB approval may be required.
2. 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.
3. The applicant shall obtain town permits: Sewer, Water, Building and Driveway.
  4. A sign permit shall be issued before any signage is installed.
  5. Best management practices shall be followed with regard to sediment and erosion control with such measures being monitored regularly to ensure that they are providing the indented and adequate results. Said sediment and erosion control measure shall be removed once vegetation has been established and the need for them has abated or in accordance with state requirements.
  6. A fire department lock box shall be installed at the owner's expense and at a location to be determined by the fire department.

**ADDITIONAL COMMENTS:**

Mr. Valsangiacomo asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Valsangiacomo swore Ms. Chaloux, Mr. Rodriguez and Mrs. Spaulding. Mr. Lucas (B&D Holdings) was sworn in when he arrived via remote at 7:10 p.m.

Mr. Valsangiacomo opened the public hearing. Mrs. Spaulding provided an overview of her staff report as stated above. Ms. Chaloux and Mr. Rodriguez of MSK Engineering explained that the proposed building is a warehouse exchange center. There would be one or two tractor trailer trucks delivering the products to the warehouse and route vans will redistribute to local stores.

**Questions/Answers**

Mr. Valsangiacomo asked how many trucks and vans during the day.

Mr. Rodriguez stated there would be one or two large delivery trucks during the day.

Mr. Lucas stated there would be eight route vans for distribution.

Ms. Chaloux stated that the eight route vans have one round trip each daily and there would be one 18-wheeler a day increasing to two 18-wheelers per day during special holidays like Super Bowl weekend or Labor Day weekend.

Mr. Sanborn and Mr. Valsangiacomo mentioned to consider adding landscaping and screening to the conditions.

Mr. Neddo asked where the fencing would be located.

Mr. Rodriguez stated there would be fencing surrounding the entire site with a locked gate for security purposes.

Ms. Labrador suggested to include stormwater as a condition as well.

***On motion by Mr. Neddo, seconded by Ms. Labrador, the Development Review Board closed public testimony for the first public hearing. Vote 7-0-0.***

*On motion by Mr. Reaves, seconded by Mr. Neddo the Development Review Board approved to move a request by B&D Holdings, LLC for major site plan review on land owned by Town of Barre (first of two public hearings) for the purpose of constructing a 7,650 sf building along with other land improvements to include a paved parking area and storm water management within the Wilson Industrial Park on Parker Road; Parcel ID 006/047.19; Zoned: Industrial: SP-23000001, to the second public hearing. Vote 7-0-0.*

**PARTICIPANTS:** Mrs. Spaulding, Ms. Chaloux, Mr. Rodriguez and Mr. Lucas

## 2) **APPLICANT:** **Velie Ave, LLC/Minor Site Plan**

Request by Velie Ave, LLC for **minor site plan** review (continued from September 14, 2022 and October 12, 2022) to construct a 5,500 s.f. residential building (8 units) along with site improvements on property located off Barclay Quarry Road; PID 014/007.00; zoned very high density residential; SP-22000004.

Consultant: None

Date: September 8, 2022

### **STAFF REPORT/REVIEW COMMENTS FROM CINDY SPAULDING, ACTING ZONING/ PLANNING ADMINISTRATOR**

This is a continuation of the second of two public hearings for a minor site plan review. The applicant has decided after consulting with an engineer, that the parcel off Barclay Quarry Road is not adequate for 5,500 s.f. residential building with up to eight units. Therefore, Velie Ave, LLC has withdrawn its application.

### **SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

- 1) The only actions that can be taken are either an approval or denial. Because there are no plans to approve, testimony is not sufficient, the applicant has asked for the application to be withdrawn. It is recommended to denying this application without prejudice and allow the applicant to submit the same application when they are ready.

### **ADDITIONAL COMMENTS:**

Mr. Valsangiacomo asked members if any had a conflict or Ex-parte communications with the applicant, there were none. Mr. Valsangiacomo swore Mr. Hoyt, Janis Carrier and Mrs. Spaulding in for testimony. Mr. Holt and Mrs. Carrier stated they were only there to listen to the results. Mrs. Spaulding provided an overview of her staff report as stated above.

### **MOTION/DELIBERATION**

*On motion by Mr. Neddo, second by Mr. Reaves, the Development Review Board closed the public hearing. Vote 7-0-0.*

*On motion by Mr. Neddo, seconded by Mr. Reaves, the Development Review Board approved a request*

*by Velie Ave, LLC for minor site plan review (continued from September 14, 2022 and October 12, 2022) to construct a 5,500 s.f. residential building (8 units) along with site improvements on property located off Barclay Quarry Road; PID 014/007.00; zoned very high density residential; SP-22000004. Vote 0-0-7. Motion denied without prejudice.*

**G. OTHER**

There were none.

**H. FOLLOW-UPS**

There were none.

**I. ROUNDTABLE**

There were none.

**J. ADJOURN!**

*On motion by Ms. Valentinetti, seconded by Chris Neddo, the Development Review Board adjourned at 8:00 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)	