

BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 9, 2022

The Barre Town Development Review Board held a public meeting & hearings on **March 9, 2022**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

MEMBERS

In person: Mark Reaves, Cedric Sanborn, Mike Gilbar, and Chris Neddo.
Remote video: Angela Labrador(alt) and Michael Titus (alt)

ABSENT:

Jon Valsangiacomo, Angela Valentinetti, and Jim Fecteau

STAFF PRESENT

In person: Chris Violette
Remote video: Cindy Spaulding

OTHERS PRESENT:

Cara Violette and Elaine Wang

A. 7:00 P.M. – CALL TO ORDER

Mr. Reaves called the meeting to order at 7:00 p.m.

B. CHANGES TO THE AGENDA

Mr. Reaves asked whether there were changes to the agenda, there were none.

C. APPROVE MINUTES –

February 9, 2022

On motion by Mr. Gilbar, seconded by Mr. Neddo, the Development Review Board approved the minutes of February 9, 2022, as amended. Vote 4-0-2 (Sanborn & Titus)

D. NON-AGENDA ITEMS (max 10 minutes)

E. SUBDIVISION PRELIMINARY REVIEW - NONE

F. WARNED FINAL PUBLIC HEARINGS

1) APPLICANT: Vermont Creamery - Site Plan (1st Public Hearing)

Request by Vermont Creamery, Inc. for major site plan review (first of two public hearings) for the proposed construction of a 6,900± S.F. addition (phase III) to the existing building located at 40 Pitman Road in the Wilson Industrial Park; Parcel ID: 006/033.00; Zoned Industrial; SP-22000001.

Consultant: Civil Engineering Associates, Inc.

Date: March 4, 2022

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is the first of two warned public hearings for the purpose of major site plan review for Vermont Creamery. Vermont Creamery is proposing an addition and site improvements to their existing facility located in the Wilson Industrial Park. Vermont Creamery has two buildings on one lot (merged in 2018) located at 20 and 40 Pitman Road. The improvements proposed with this application impact 40 Pitman Road (North building).

As noted during last month's hearing, Vermont Creamery decided to pull back a bit as they revise their site plan. As a result, they were not ready to move forward with their application last month and because their consultant wasn't sure how long a revision would take, decided to ask for a continuance which was granted.

Nothing has really changed moving forward to this month and plans aren't ready for a review. Civil Engineering has asked for at least one more continuance in hopes that they will be ready next month.

RECOMMENDATION:

Because it is cleaner to not have to deny, even if the denial is without prejudice, I recommend one more continuance, moving this first of two public hearings to date certain, April 13, 2022.

COMMENTS:

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

On motion by Mr. Gilbar, seconded by Mr. Neddo, the Development Review Board voted to continue a request by Vermont Creamery, Inc. for major site plan review (first of two public hearings) for the proposed construction of a 6,900± S.F. addition (phase III) to the existing building located at 40 Pitman Road in the Wilson Industrial Park; Parcel ID: 006/033.00; Zoned Industrial; SP-22000001 to date certain April 13, 2022. Vote 6-0-0.

2) **APPLICANT:** **Vermont Creamery - Waiver Request**
(Final review)

Request by Vermont Creamery Inc. for review and possible approval (final public hearing) of an 8.2±' waiver of right-of-way setback as part of Phase III expansion of 40 Pitman Road; PID 006/033.00; zoned Industrial, V-22000001.

Consultant: Civil Engineering Associates, Inc.

Date: February 4, 2022

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

This is a warned public hearing for a request by Vermont Creamery for an 8.2'± waiver of Article 2, table 2.2 road right-of-way setback.

You may remember the Civil Engineering came before the DRB in March of 2021 to conceptually review a potential waiver of right-of-way setback as they prepared plans for phase III construction. At the time, the board indicated that a waiver would be likely approved. This application is for that formal request.

However, after the warning was done, Vermont Creamery has decided to revise their plans and at this point are not ready to move forward with this request. I recommend a motion to approve but vote to deny the application noting that you are doing so without prejudice so that they can come back with the same or similar application.

COMMENTS

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

On motion by Mr. Gilbar, seconded by Mr. Sanborn, the Development Review Board voted to continue the request by Vermont Creamery Inc. for review and possible approval (final public hearing) of an 8.2±' waiver of right-of-way setback as part of Phase III expansion of 40 Pitman Road; PID 006/033.00; zoned Industrial, V-22000001 to date certain April 13, 2022. Vote 6-0-0.

Mr. Neddo asked if there should be a time limit on continuations. There was discussion that centered on whether maybe a continuance of more than a month would be better in instances like the Creamery finds themselves in. But the answer to the question is yes, there should be a limit but there is no defined timeframe.

G. REVIEW PROPOSED RULES OF PROCEDURE.

On motion by Mr. Gilbar, seconded by Mr. Neddo, the Development Review Board approved its Rules of Procedure as presented. Vote 6-0-0.

H. OTHER

I. FOLLOW-UPS

J. ROUNDTABLE

Mr. Violette updated the Board that the courts have dismissed the appeal of their Conditional Use Permit issued to Rock Pile Properties, LLC. In doing so, the court ruled that the Town of Barre didn't have the right to appeal because they did not participate at the hearing.

K. ADJOURN!

On motion by Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board adjourned at 7:20 p.m. Vote: 6-0-0.

Respectfully submitted,

Cindy Spaulding, Clerk for DRB

Mark Reaves, Chair

Angela Valentinetti

Cedric Sanborn

Jim Fecteau

Michael Titus (Alternate)

Jon Valsangiacomo

Chris Neddo

Michael Gilbar

Angela Labrador (Alternate)