

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR MAY 11, 2022

The Barre Town Development Review Board held a public meeting & hearings on **May 11, 2022**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

### MEMBERS

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

Remote video: Michael Titus (alt)

### ABSENT:

None

### STAFF PRESENT

Remote video: Chris Violette

In person: Cindy Spaulding

### OTHERS PRESENT:

In person: Jim Fecteau (JDJ) and Carl Rogers, Town Manager (Town)

Remote Jeff Olesky (Catamount Consulting), Kris Jurentkuff (Chase & Chase)

#### **A. 7:00 P.M. – CALL TO ORDER**

Mr. Reaves called the meeting to order at 7:00 p.m. and sworn everyone in. Mr. Reaves announced that Angela Labrador is the official alternate to replace Jim Fecteau who is an applicant. Mike Titus would be the alternate for Jon Valsangiacomo during the JDJ Public Hearing.

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

Mr. Reaves asked whether there were changes to the agenda. Mr. Violette requested to have the Public Hearing Item 3 moved to Item 1 and sequential afterwards.

#### **C. APPROVE MINUTES –**

March 9

*On motion by Mr. Sanborn seconded by Mr. Gilbar, the Development Review Board reapproved the minutes of March 9, 2022 as written. Vote 7-0-0.*

April 13

*On motion by Mr. Gilbar, seconded by Mr. Neddo, the Development Review Board approved the Minutes of April 13, 2022 as written. Vote 7-0-0.*

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

Mr. Rogers announced on behalf of the Selectboard a “Thank You” for members for their service to the DRB. He presented Ms. Valentinetti with a jar of candy for five years as a member and Mr. Reaves a plaque for 20 years of service and a gallon of maple syrup.

#### **E. SUBDIVISION PRELIMINARY REVIEW**

**APPLICANT: Town of Barre / two-lot sub - prelim**

**Request by the Town of Barre for a preliminary review of a two-lot subdivision located on Parker Road; Parcel ID: 006/047.05; zoned industrial; P-22000005.**

Consultant: American Survey Consulting Engineers and Surveyors  
Date: May 6, 2022

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

This is a preliminary request (final is warned for this agenda) for a two-lot subdivision of land within the Wilson Industrial Park. The subject parcel of land is currently 40.0-acres and has road frontage along Parker Road. The land is zoned industrial with a minimum lot size of 2.0-acres and requires 200' of road frontage. Subdivision is required based on Article 2, section 201 of the Barre Town Subdivision Ordinance. Minimum dimensional standards are stipulated by the Barre Town Zoning Bylaw.

This proposal creates a 3.0-acre parcel that will have 238' of road frontage along Parker Road. There is a proposed use for the lot that conforms to the Barre Town Zoning Bylaw and the Wilson Industrial Park Covenants.

The Wilson Industrial Park is located in Websterville, across from the Barre Town Middle and Elementary School. Established in the 1970's and subsequently expanded to include the parcel subject to this request, the park was created for economic development opportunities, job creation, and tax revenue. The park has a wide variety of existing uses including granite manufacturing, food production, warehousing, office building, and other light to moderate industrial uses. The park is subject to a blanket ACT 250 permit and this subdivision, and its proposed use will require an amendment to that permit. Several other State of Vermont reviews and permits will also be required including but not limited to stormwater discharge.

Pitman Road is the main entrance into the industrial park and at about 2,000', intersects with Parker Road as a four-way intersection. Parker Road goes left and right at the intersection, Pitman continues straight. Parker Road to the left at the intersection, is only paved to about 1,700', just past the 53,000 s.f. building on the right owned by Lord/Lord LLP at 81 Parker Road. The proposed lot will be approximately 800' beyond the end of pavement. The town will pave at least enough of Parker Road beyond the end of pavement to gain access to the proposed parcel after water line installation.

Speaking of water line installation, currently the municipal water line does not extend to the proposed lot. The town will extend that line to serve the lot. Municipal sewer is in place and will serve this lot. The town has capacity to provide both utilities.

**SUMMARY AND STAFF RECOMMENDATION**

This is a pretty basic request and builds on many others before it as the Wilson Industrial Park has grown over the years. I recommend preliminary approval be granted and the request moved to final review and consideration be given for final approval.

**COMMENTS:**

Mr. Violette provided an overview of his staff report as stated above. Mr. Rogers stated he had nothing more to add to Mr. Violette's report.

**Q & A**

Ms. Labrador asked if the water and sewer would be extended?

Mr. Rogers answered yes, there is a plan in place to expand the infrastructure.

Mr. Gilbar asked if there would be a tenant in the building?

Mr. Rogers answered that they are dealing with a developer the proposed building would be a 10,000 sq.ft. warehouse with receiving deliveries for product, then outgoing deliveries to local stores.

*On motion by Ms. Valentinetti, seconded by Mr. Gilbar, the Development Review Board moved to close preliminary review. Vote 7-0-0.*

*On motion by Mr. Sanborn, seconded by Mr. Gilbar, the Development Review Board approved preliminary review and moved the request to a final public hearing. Vote 7-0-0.*

**F. WARNED FINAL PUBLIC HEARINGS**

**1) APPLICANT: Town of Barre/ two-lot sub - final**

**Request by the Town of Barre for a final review and possible approval of a two-lot subdivision located on Parker Road; Parcel ID: 006/047.05; zoned industrial; P-22000005.**

Consultant: American Survey Consulting Engineers and Surveyors

Date: May 6, 2022

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

This is a warned public hearing (possible final) for a two-lot subdivision of land within the Wilson Industrial Park. This request assumes preliminary approval was granted earlier on this same agenda. The subject parcel of land is currently 40.0-acres and has road frontage along Parker Road. The land is zoned industrial with a minimum lot size of 2.0-acres and requires 200' of road frontage. Subdivision is required based on Article 2, section 201 of the Barre Town Subdivision Ordinance. Minimum dimensional standards are stipulated by the Barre Town Zoning Bylaw.

This proposal creates a 3.0-acre parcel that will have 238' of road frontage along Parker Road. There is a proposed use for the lot that conforms to the Barre Town Zoning Bylaw and the Wilson Industrial Park Covenants.

Highlights from preliminary review include:

Wilson Industrial Park was created in the 1970's and subsequently expanded.

There are currently a wide range of uses within the park.

The park is subject to a master ACT 250 permit and this subdivision along with the proposed use will need to amend that permit.

Several other State of Vermont permits will be necessary, including but not limited to a stormwater discharge permit.

Pitman Road while mostly complete, is not paved to the proposed lot. However, the town will pave to at least the lot once waterline installation is complete.

While the municipal sewer line is available to the proposed lot, the waterline will be extended to it.

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

The proposed subdivision expands upon the focus of the Wilson Industrial Park to create economic development, jobs, and tax base. The proposed 3.0-lot and the 238' of road frontage along Parker Road conform to the requirements of the Town of Barre Zoning Bylaw and the proposed subdivision conforms to the Barre Town Subdivision Ordinance. With consideration to the suggested conditions below, I recommend final approval be granted to this two-lot subdivision of land as proposed.

- 1) The applicant is hereby notified that State of Vermont Permits are required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits are necessary for this development. The applicant shall also notify future owners of the lot that there are State of Vermont permits required and both the applicant and future owners shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.
- 2) All infrastructure extension and improvements (as mentioned in staff comments above) shall be completed before a future use is granted municipal permits.
- 3) All appropriate municipal permits shall be obtained before this lot can be developed which include but is not necessarily limited to: building permit (\$100), driveway permit (\$50), sewer permit (\$1,500), water permit (\$500). Noted fees are as of date of approval and subject to change without notice.
- 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 shall be provided to the Planning and Zoning Office within 45-days of approval unless extended by staff due to extenuating circumstances.
- 7) 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.

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

**COMMENTS:**

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

*On motion by Ms. Valentinetti, seconded by Mr. Sanborn, the Development Review Board closed the final hearing. **Vot3 7-0-0.***

**DELIBERATION:**

*On motion by Mr. Sanborn, seconded by Mr. Valsangiacomo, the Development Review Board approved request by the Town of Barre for a final review of a two-lot subdivision located on Parker Road; Parcel ID: 006/047.05; zoned industrial; P-22000005; contingent upon conditions 1-8:*

- 1. The applicant is hereby notified that State of Vermont Permits are required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits are necessary for this development. The applicant shall also notify future owners of the lot that there are State of Vermont permits required and both the applicant and future owners shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.*
- 2. All infrastructure extension and improvements (as mentioned in staff comments above) shall be completed before a future use is granted municipal permits.*
- 3. All appropriate municipal permits shall be obtained before this lot can be developed which include but is not necessarily limited to: building permit (\$100), driveway permit (\$50), sewer permit (\$1,500), water permit (\$500). Noted fees are as of date of approval and subject to change without notice.*
- 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 shall be provided to the Planning and Zoning Office within 45-days of approval unless extended by staff due to extenuating circumstances.*
- 7. 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.*
- 8. 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: SANBORN  
SECOND BY: VALSANGIACOMO

**ROLL CALL:**

Mark Reaves	<u>YES</u>	Jon Valsangiacomo	<u>YES</u>
Angela Labrador	<u>YES</u>	Chris Neddo	<u>YES</u>
Cedric Sanborn	<u>YES</u>	Angela Valentinetti	<u>YES</u>
Mike Gilbar	<u>YES</u>		

**2) APPLICANT: JDJ Development/Major Site Plan**

*(Second of two public hearings)*

**Request by JDJ Development Company for major site plan review (first of two public hearings) for the proposed construction of a multi-unit, multi-family residential development (32 units in 8 buildings) on land located off Rudd Farm Drive (property owned by Fecteau Residential, Inc): PID: 039/003.00; zoned: Very High Density Residential. SP-22000002.**

Consultant: Catamount Consulting Engineers, PLLC

Date: May 6, 2022

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

This is a warned public hearing (second of two) for major site plan review for the proposal of multi-unit, multi-family residential development 32 units in 8 buildings on land located off Rudd Farm Drive and Olivia Drive (pvt) to be built on approximately 7.02 acres. This site is located in very high-density residential zone.

In accordance with article 5, section 5.6 of the Barre Town Zoning Bylaw, as a commercial multi-family (more than two) development, and because the proposed use has the potential for significant impact on either traffic patterns or traffic generation, major site plan review is required. As a major Site Plan application, 2 public hearings are required. The first hearing was held and approval granted at the Development Review Board's April 13, 2022 meeting.

The applicant is seeking approval for 8 new 4-unit apartment buildings (townhouses), 7 would be off Rudd Farm Dr. on a new private drive and the 8<sup>th</sup> one would be off the end of Olivia Drive which is a private road owned by the applicants. In total, access to the property would be via four curb cuts. Two would be the two existing curb cuts serving 38 Rudd Farm, the third is the existing 18' wide curb cut currently serving the 4 existing buildings (soon to be 5 along with one being proposed with this request) on Olivia Drive. The Fourth would be a new 18' wide, paved private drive off Rudd Farm Drive that will serve 7 of the new units. Ultimately, all these curb-cuts will have to be reviewed and approved by the Planning Commission.

Each 4-unit building will have four garage spaces and four paved drive parking spaces.

The project would be served by municipal water and sewer. The stormwater runoff from both the driveways and townhouse roofs would be collected and treated by a stormwater system.

The project is also subject to ACT 250 review and other State permits.

Barre Town Zoning Bylaw, The DRB shall conduct site plan review with respect to the criteria below. The DRB may impose appropriate conditions, modifications, and protections where deemed necessary to eliminate or minimize potential problems and/or nuisances:

**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;**

The proposed development was granted a conditional use permit at the DRB's April 13, 2022 meeting (CUP-22000001). Based on the findings from withing the CUP criteria, the proposed development complies with polices and regulations of the Town of Barre Zoning Bylaw.

**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 regard to entrances and exits for the subject site;**

As noted in the introduction above, the plan is to provide a total of four curb-cuts to serve the 13 total units (5 existing and 8 proposed). One unit, 38 Rudd Farm Drive already has two curb-cuts, and the other existing cut is Olivia Drive. Olivia Drive is 18' wide and paved, provides access to a total of 5 of the units. A fourth curb-cut is proposed that will create another private drive and will provide access to 7 of the newly proposed 4-unit buildings. This proposed private drive will be 18' wide, matching Olivia Drive's width. All drives are or will be paved.

The proposed private drive serving the 7 new units is the one most necessary to discuss given that it doesn't exist and will serve the majority of the new units. As the plans show, this drive will come off Rudd Farm Drive adjacent to 28 Rudd Farm Drive and already serves as access to a mobile home. That mobile home will be removed and replaced with one of the new dwellings.

While a bit narrow, access and maneuverability is quite simple as the drive will have houses on both sides, each served by two short access points leading to garages. The drive will end in a hammer-head turnaround with continued access back to Rudd Farm which could allow a loop to make better access for emergency vehicles. This isn't something being proposed at this time, and I have agreed may not be necessary but could be added later if deemed beneficial. Vehicles should be able to move within the site safely and conveniently.

Parking on the street could make it difficult to maneuver safely and should be discouraged. Some overflow parking is proposed and should be as large as practically possible

**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;**

While sidewalks aren't proposed, they do not exist anywhere else in the area either. Residents will park in their own driveways to gain access to their apartment(s). As a short dead-end street, pedestrians should be able to walk on the private drive and surrounding streets safely.

- 4. Storm water and drainage to ensure 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 a significant project with considerable land disturbance and new impervious service, the applicant is aware that they will need a stormwater permit from the State of Vermont. In fact, the plans include a basic stormwater management design that include grass lined swales, yard drains, a subsurface collection system, a pretreatment forebay and a constructed wetland prior to discharging into a tributary of the Stevens Branch River. While the stormwater plans are not final and haven't been reviewed by the Town Engineer, given the review they will have, a conditional can be added to ensure compliance with this criterion.

This project is also subject to ACT 250 review and no doubt stormwater management will be looked at there as well.

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

I am not aware of any historic or natural environmental features on the property and the applicant hasn't noted any either.

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

Existing sewer and water lines that serve the neighboring development off Jorgensen Lane in Barre City will be extended into the proposed development. The intent is to extend them as municipal lines, turning them over to the town (sewer) and city (water). The extensions of both lines will have to be approved by the municipalities.

Overall impact of the new sewer and water services should be acceptable. Barre Town has capacity to provide sewer service, the city like does water as well. However, the city will have to provide ability to serve confirmation.

While neither municipality has yet formally grant preliminary approval of infrastructure takeover, both are aware and there do not appear to be any significant issue that would prevent that. A joint meeting was held at the request of the applicant on April 27, 2022 that included both the Town and City of Barre. Both water and sewer extension from Jorgensen Lane were discussed.



While the city noted it was happy to add new customers and overall, they are supportive of the request, they did ask the applicant's consultant to work with the city's engineering firm, Dufresne Group on modeling updates with regard to the city's overall water system model. Constructing this water line for the proposed development would connect two existing dead-end lines which is always a good idea and will improve the system overall.

Regarding sewer, while a formal preliminary take-over request was not submitted to the town, the Town Manager was part of the joint meeting and has expressed taking over the new sewer line shouldn't be a problem but that a more formal acceptance will be required later.

For their part, because town sewer flows to the Barre City sewer treatment plant via city lines, the city did ask for a down slope municipal sewer system evaluation which the applicant's consultant is working on.

None if this should be an issue, approval of all is expected. I will suggest conditions to help meet any requirements.

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

Other than street signs that will be needed for the new drive, no signs are being proposed.

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

As noted in their conditional use application, the applicant is not proposing any renewable energy resources.

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

The applicant is not proposing any landscaping.

**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.**

The Barre Town Zoning Bylaw requires two parking spaces for each dwelling. As a result of each building having 4 units, each one is required to have 8 parking spaces. The configuration of units, each with two garages, each unit will have a garage space and room for one vehicle behind. Parking is sufficient.

**SUMMARY, RECOMMENDATIONS & PROPOSED CONDITIONS:**

As with the first public hearing, overall, I do not see any major concerns regarding site plan approval. As noted, the 18' private drive is a bit narrow and if you add parked cars into the mix, it could make it difficult to traverse, certainly for emergency vehicles or trucks.

The two most significant items are the extension of municipal services, water (Barre City) and sewer, (Barre Town) and stormwater management.

As noted above in my comments, neither water or sewer extensions should be a problem and both municipalities are expected to accept the utilities.

Stormwater management is also critical and of course the last thing you want with any new development is to exacerbate or change any drainage and impact neighboring property owners. You'll remember that last month you heard from a resident of Barre City that abuts the subject property and she expressed concern for drainage. Her concerns are valid, and it was prudent to hear from her. However, as we all know, this development will be subject to significant review of the stormwater and will be required to manage it onsite and not impact abutters. Often, developments with modern stormwater collections systems improve offsite issues, they shouldn't exacerbate them.

With consideration to the conditions below, I recommend final approval of this site plan request (second hearing):

- 1) The applicant is hereby notified that State of Vermont Permits are required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.
- 2) The applicant shall seek preliminary approval from the City of Barre for waterline extension (before construction begins) and eventual conveyance of said lines. The properties served by said water line shall be City of Barre water customers.
- 3) Per previous agreement between the City of Barre and the Town of Barre, the proposed fire hydrant shall be conveyed to the Town of Barre and will be owed and maintain by the town.
- 4) The applicant shall seek preliminary approval from the Town of Barre for sewer line extension (before construction begins) and eventual conveyance of said lines. The properties served by said sewer line shall be Town of Barre sewer customers.
- 5) The applicant shall be subject to the Town of Barre's \$ 5.00/per foot sewer takeover fee and shall be paid prior to zoning permits being issued.
- 6) Upon stormwater management plans being finalized, the Barre Town Engineer shall review and accept.
- 7) Due to the proposed structures crossing multiple parcels, the applicant shall seek revised subdivision approval for the purpose of merging said lots into one undivided parcel of land as proposed by this site plan.

- 8) Due to the merging of multiple parcels and the proposed curb-cuts, the applicant shall seek multiple-curb cut approval by the Barre Town Planning Commission and should seek approval of the Town Engineer prior to.

The plan approved herein, and any subsequent revised plans are incorporated into this decision and shall be followed.

### **COMMENTS**

Mr. Valsangiacomo recused himself from the board and went into the audience. Mr. Titus took Mr. Valsangiacomo's place as a board member.

Mr. Violette provided an overview of his staff report as stated above. Mr. Olesky provided an update on the plans with proposed changes:

- shifted the placement of the building units to straighten the "S" curve of the roadway created extra spaces for overflow parking to help prevent storm water drainage to south
- extend and upgrade the water and sewer infrastructures
- pave the private road and hammerhead turnaround

### **Q&A**

Ms. Valentinetti asked if there would be signage "No Parking" along the road?

Mr. Fecteau stated there should be and he will add it to the plan.

Mr. Gilbar asked if signage could be placed on the roadway "No Parking on Street"

Mr. Fecteau answered yes and it will also be added to the plans.

***On motion by Mr. Gilbar, seconded by Ms. Valentinetti, the Development Review Board closed the Public Hearing. Vote 7-0-0.***

### **DELIVERATION:**

***On motion by Mr. Sanborn, seconded by Mr. Gilbar, the Development Review Board approved a request by JDJ Development Company for major site plan review (second of two public hearings) for the proposed construction of a multi-unit, multi-family residential development (32 units in 8 buildings) on land located off Rudd Farm Drive (property owned by Fecteau Residential, Inc): PID: 039/003.00; zoned: Very High Density Residential. SP-22000002. Contingent upon conditions 1-9: Vote 7-0-0.***

- 1) ***The applicant is hereby notified that State of Vermont Permits are required. The applicant shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits are necessary for this development. The applicant shall obtain said permits prior to development of the lot and in accordance with any requirements of said permits, shall be complied with.***
- 2) ***The applicant receive approval from the City of Barre for waterline extension (before construction begins) and eventual conveyance of said lines. The properties served by said water line shall be City of Barre water customers.***

- 3) *Per previous agreement between the City of Barre and the Town of Barre, the proposed fire hydrant shall be conveyed to the Town of Barre and will be owed and maintain by the town.*
- 4) *The applicant shall seek approval from the Town of Barre for sewer line extension (before construction begins) and eventual conveyance of said lines. The properties served by said sewer line shall be Town of Barre sewer customers.*
- 5) *The applicant shall be subject to the Town of Barre’s \$ 5.00/per foot sewer takeover fee and shall be paid prior to zoning permits being issued.*
- 6) *Upon stormwater management plans being finalized, the Barre Town Engineer shall review and accept.*
- 7) *Due to the proposed structures crossing multiple parcels, the applicant shall seek revised subdivision approval for the purpose of merging said lots into one undivided parcel of land as proposed by this site plan.*
- 8) *Due to the merging of multiple parcels and the proposed curb-cuts, the applicant shall seek multiple-curb cut approval by the Barre Town Planning Commission and should seek approval of the Town Engineer prior to.*
- 9) *The plan approved herein, and any subsequent revised plans are incorporated into this decision and shall be followed.*

CONDITIONS Yes  No

MOTION BY: SANBORN  
 SECOND BY: GILBAR

**ROLL CALL:**

Mark Reaves	<u>YES</u>	Angela Labrador	<u>YES</u>
Michael Titus (alt)	<u>YES</u>	Chris Neddo	<u>YES</u>
Cedric Sanborn	<u>YES</u>	Angela Valentinetti	<u>YES</u>
Mike Gilbar	<u>YES</u>		<u>                    </u>

**3) APPLICANT: Bond/Metro Development LLC / BLA - Final**

**Request by William and Elizabeth Bond & Metro Development LLC for final review and possible approval of a boundary line adjustment between abutting properties 260-265 Morrison Rd and 277 Morrison Road: 005/113.00 and 005/113.01; Zoned low density residential; P-22000003 & P-22000002**

Consultant: Chase and Chase Land Surveyors and Septic Designers

Date: May 6, 2022

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

This is a warned public hearing (possible final approval) for the purpose of hearing a request for a boundary line adjustment (BLA) between two abutting property owners. The subject parcels are located at the top of Morrison Road and Upper Prospect Street. The area is zoned low density residential with a minimum lot size of 2.0 acres, and 200' of road frontage.

The two property owners in question, Williams and Elizabeth Bond and Metro Development LLC would like to perform this boundary line adjustment so that the onsite septic system servicing the Metro Development building (277 Morrison Road) would be on Metro's lot instead of the Bond parcel. Currently that system is secured with a deeded easement, but the preference is for the system to be on the lot it belongs to.

As proposed, the Bonds will convey .33-acres from their parcel (only developed with athletic fields) to Metro Development's parcel. The Bond parcel decreases to 62.07 acres while the Metro parcel will increase to 6.43 acres. Road frontage belonging to either lot is not impacted nor are there any structures impacted.

This situation was created when the Metro lot was created, then owned by the Bonds. The location of the septic system (leach field) was dictated by soil conditions and placement was required in this location. At the time, the preference was to provide an easement instead of altering the boundary line. Now that the two parcels are under separate ownership, that is no longer the desire, which is the reason for this request.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS**

With consideration to the conditions below, I recommend approval of this boundary line adjustment:

- 1) The applicant(s) are hereby notified that State of Vermont Permits may be required. The applicant(s) shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits may be necessary for this development. The applicant shall obtain said permits if necessary.
- 2) To complete this boundary line adjustment, a deed conveying the .33 acres from William and Elizabeth Bond to Metro Development LLC must be completed within 90 days. Said deed must also clearly state that this land is merged, combined as one lot of 6.43 acres.
- 3) 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.
- 4) 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.

- 5) An electronic copy of the final approved plan shall be provided to the Planning and Zoning Office within 45-days of approval unless extended by staff due to extenuating circumstances.
- 6) 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.
- 7) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

**COMMENTS:**

Mr. Valsangiacomo returned to the meeting as a board member. Mr. Titus stepped down as a board member returned as to the audience.

Mr. Violette provide an overview of his staff report stated above. Kris Jurentkuff of Chase and Chase provided an overview of the history of the property subdivision and the purpose of the boundary line adjustment was to give the new owner control over the area where the septic system is for the warehouse instead of an easement. There will be amendments to the stormwater permits to separate the properties and an ACT250 amendment.

**Q&A**

Ms. Valentinetti asked if the boundary line adjustment would impact the recreation baseball fields on the abutting property.

Mr. Jurentkuff stated that there would be no impact to the ball fields.

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

**DELIBERATION**

*On motion by Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board approved a request by William and Elizabeth Bond & Metro Development LLC for final review of a boundary line adjustment between abutting properties 260-265 Morrison Rd and 277 Morrison Road: 005/113.00 and 005/113.01; Zoned low density residential; P-22000003 & P-22000002; Contingent upon conditions 1-7: Vote 7-0-0.*

- 1) *The applicant(s) are hereby notified that State of Vermont Permits may be required. The applicant(s) shall visit the Department of Environmental Conservation permit navigator to determine what State of Vermont permits may be necessary for this development. The applicant shall obtain said permits if necessary.*
- 2) *To complete this boundary line adjustment, a deed conveying the .33 acres from William and Elizabeth Bond to Metro Development LLC must be completed within 90 days. Said deed must also clearly state that this land is merged, combined as one lot of 6.43 acres.*
- 3) *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.*

- 4) *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.*
- 5) *An electronic copy of the final approved plan shall be provided to the Planning and Zoning Office within 45-days of approval unless extended by staff due to extenuating circumstances.*
- 6) *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.*
- 7) *Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.*

CONDITIONS Yes  No

MOTION BY: SANBORN  
SECOND BY: NEDDO

**ROLL CALL:**

Mark Reaves	<u>YES</u>	Jon Valsangiacomo	<u>YES</u>
Angela Labrador	<u>YES</u>	Chris Neddo	<u>YES</u>
Cedric Sanborn	<u>YES</u>	Angela Valentinetti	<u>YES</u>
Mike Gilbar	<u>YES</u>		<u>          </u>

**G. CONCEPTUAL**

**H. OTHER**

**I. FOLLOW-UPS**

**J. ROUNDTABLE**

Members of the Commission thanked Mr. Gilbar for his time on the DRB.

**K. ADJOURN!**

*On motion by Mr. Gilbar, seconded by Mr. Neddo, the Development Review Board adjourned at 7:45 p.m. Vote: 7-0-0.*

Respectfully submitted,

Cindy Spaulding, Clerk for DRB

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Mark Reaves, Chair

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Angela Valentinetti

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Cedric Sanborn

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Jim Fecteau

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Michael Titus (Alternate)

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Jon Valsangiacomo

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Chris Neddo

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Michael Gilbar

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Angela Labrador (Alternate)

DRAFT