

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR May 13, 2020

The Barre Town Development Review Board held a public meeting & hearing on **Wednesday, June 10, 2020** beginning at 7:00 p.m. at the **Municipal Offices**, 149 Websterville Road, Websterville, Vermont. . **This meeting was conducted by electronic means, there will not be a physical meeting location. Options to listen, view, and participate during this meeting include teleconference by calling 802-861-2663 and using participant code 489078. Further, the meeting will use Zoom Video Conferencing. Anybody wishing to join via video conference can navigate to <https://zoom.us/j/7043034388> or find the link at barretown.org.**

MEMBERS TELECONFERENCE (ZOOM)

Mark Reaves, Cedric Sanborn, Jim Fecteau, Angela Valentinetti, Jon Valsangiacomo and Chris Neddo
(7:10 p.m.)

MEMBERS ABSENT:

Charles Thygesen, Sr.

STAFF PRESENT:

Chris Violette

OTHERS PRESENT:

None

CHANGES TO THE AGENDA:

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APPROVAL OF MINUTES: *Mr. Sanborn made a MOTION to approve the May 13, 2020 minutes. Mr. Fecteau seconded the motion. Four voted in the affirmative (Valentinetti abstained).*

WARNED PUBLIC HEARINGS

APPLICANT: **Akers Site Plan / 2nd public hearing**

Request by Jason & Alyssa Akers for major site plan review (second hearing) that includes site improvements and the construction of a 4,200 s.f. light industrial building (vehicle storage) on property located at 930 South Barre Road; Parcel ID 021/053.00; Zoned Industrial; SP-20000001.

Consultant: American Consulting

Date: June 5, 2020

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is the second of two required public hearings for major site plan review, the first hearing was held in April and was approved setting the stage for the 2nd hearing on May 13th which was continued to this month. The proposal is for the construction of a 4,200 s.f. commercial building along with site improvements. The subject parcel is .81 acres and is currently developed with a single-family residential dwelling.

During the first public hearing the board heard from Rob Townsend, the applicants engineer. Mr. Townsend informed the board that he had done a preliminary boundary survey but finalizing is pending being able to complete a title search. This is important because there is a question as to where the boundaries are which makes it difficult to ensure setbacks are being maintained. Discussion also took place regarding the adjacent stream and whether it qualified for a buffer management plan. One point that was raised that helps is to redesign the building so that water is not directly discharged towards the stream. After discussion about whether to continue the first hearing because of many outstanding issues, it was decided to approve the first hearing, understanding that there would be a second and subsequent hearings if necessary if things did not come together.

The second hearing there was little new information other than it being noted that things were progressing. As of today, I have a new site plan that shows the boundary lines, building location, a buffer management plan, access plan, and an erosion plan. All pretty simplistic but probably sufficient. What we do not have is a letter of intent (LOI) from VTrans for the curb-cut. I know Mr. Townsend has been working with them but it is unlikely we will have it before the meeting. I am also not sure whether the survey is 100% final.

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

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Based on what I know I am still supportive of the request; however, we are still lacking at a minimum the LOI from the State and probably a final version of the site plan itself. Without the LOI I cannot recommend approval. I would suggest another continuance, date certain July 8, 2020.

COMMENTS/MOTION

Mr. Violette provided an overview and his recommendations as outlined above.

On motion by Mr. Valsangiacomo, seconded by Mr. Sanborn, the Development Review Board moved to continue the Akers Site Plan second public hearing to July 8, 2020. All voted in the affirmative.

OTHER:

No other business

ADJOURN:

A MOTION was made by Ms. Valentinetti to adjourn the meeting. Mr. Valsangiacomo seconded the motion and the Board voted unanimously to adjourn the meeting at 7:17 p.m.

Respectfully submitted,

Cindy Spaulding, Clerk for DRB
(Chris Violette note taker as clerk did not attend meeting)

Mark Reaves, Chair

Charlie Thygesen Sr.

Jon Valsangiacomo, Vice Chair

Angela Valentinetti

Cedric Sanborn

Chris Neddo

Jim Fecteau

Due to COVID-19 pandemic, these minutes were approved on July 8, 2020 via teleconference.
Participants: