

BARRE TOWN PLANNING COMMISSION

MINUTES FOR JUNE 19, 2019

The Town of Barre Planning Commission held its regular meeting on **Wednesday, June 19, 2019** beginning at 7:00 p.m. at the **Municipal Building**, 149 Websterville Road.

MEMBERS PRESENT:

Debra Pierce, Cedric Sanborn (Chair), Chris Violette, Charlie Thygesen Sr., Byron Atwood, Mike Gilbar

MEMBERS ABSENT:

George Clain

STAFF PRESENT:

Chris Violette

OTHERS PRESENT:

None

Agenda Item 1 - **CHANGES TO THE AGENDA**

There were no changes to the agenda so chairperson Sanborn moved on with the published agenda

Agenda Item 2 – **APPROVAL OF MINUTES**

Mr. Thygesen made a MOTION to accept the May 15, 2019 meeting minutes, seconded by Mr. Atwood, the Planning Commission unanimously approved without further discussion. Mr. Gilbar abstained due to not being at the meeting.

Agenda Item 3 – **WARNED PUBLIC HEARING – MULTIPLE CURB-CUT REQUEST**

Kenneth Smedy

Request by Kenneth Smedy for a second curb-cut (driveway) for property located at 49 West Cobble Hill Road, the second access is proposed from Philbrook Street, parcel ID: 034/082.00; Zoned high density residential; AU-19000000

This is a warned public hearing for the purpose of a multiple curb-cut request. The applicant is requesting a second curb-cut (driveway) to access his property from Philbrook Street as well as the existing access from West Cobble Hill Road. The subject parcel is .8 acres in size with approximately 250' of road frontage along West Cobble Hill Road and 220' along Philbrook Street. Multiple curb-cut authorizations come from Planning Commission under the authority of Article 4, § 402 E. (2) of the Barre Town Subdivision Ordinance.

When reviewing multiple curb-cut request the Planning Commission relies heavily on input from the Town Engineer. The Town Engineer has been designated by the Selectboard as the authority to review and control access to Town roads. The Town Engineer shall consider such things as; the functional class of the road; site distances; safety; width of the curb-cut; drainage; topography; and any other pertinent factors that a may apply.

The applicant is proposing (shown on included map) to add a second driveway from Philbrook Street that he would use to access a yet to be constructed garage. The current driveway provides access to his single-family dwelling from West Cobble Hill Road. Both roads are Town class 3 paved highways. The applicant is making the request due to the lay of the land requiring numerous stairs to access the main floor of the house from the front (West Cobble Hill side). While it isn't a problem now for him to use the stairs, he anticipates it may become a problem as he ages. Accessing from Philbrook Street means far fewer stairs to get into his house.

The applicant has discussed the proposal with the Town Engineer. Usually I would include comments and possibly a recommendation from him, but he was unable to complete before I wrote this report. I will have comments from him at the meeting.

Suggested Conditions: None at this time

ADDITIONAL COMMENTS:

Mr. Violette summarized his staff report to the commission noting that this new driveway is to access a recently permitted garage. Mr. Smedy has indicated someday this may be his main entrance.

Mr. Sanborn asked whether Mr. Smedy wanted to comment.

Mr. Smedy noted that there are several stairs to go up into the house and access can be difficult especially the older he gets. He pointed out that the former owner needed an ambulance once and to get her out the ambulance went up on the lawn to avoid the stairs. The second curb-cut will allow him to access his house with either no stairs or only a few.

Mr. Smedy discussed Harry's comments for a 15' culvert being used. He stated that drop of from the road to where the bank begins to go up is minimal. He feels that a 15' culvert is going to mean 13' is underground. Mr. Violette stated that a culvert decision is usually made during a driveway permit review and that would be the best time to look at whether a culvert is necessary and if so, how large. Mr. Smedy stated he doesn't have a problem putting one it, just not sure its needed.

Mr. Thygesen made a MOTION to approve the second curb-cut request, seconded by Ms. Pierce, with no further discussion on the motion, all voted in the affirmative.

Agenda Item 3 – **OTHER**

Follow up discussion regarding the Energy Plan

Mr. Clain asked whether anybody has asked the Central Vermont Regional Planning Commission how we capture credits for stored energy? This would include large storage batteries as well as the smaller homeowner owned ones like the Tesla's. Mr. Clain suggested Mr. Violette write a letter asking the question.

Update, Green Mountain Powers application to the Public Utility Commission

Mr. Violette informed commission members that a Certificate of Public Good had been issued to Green Mountain Power for upgrading the Websterville substation. He noted, and George confirmed, that it appears the concerns and/or requests made by the Town were incorporated into the certificate.

Mr. Sanborn asked whether there was anything else commission members wanted to discuss. There was no more discussion.

Agenda Item 4 - **ROUND TABLE**

Agenda Item 5 - **ADJOURN**

A MOTION was made by Mr. Thygesen to adjourn the meeting at 7:52 p.m., seconded by Ms. Pierce and so voted unanimously.

Respectfully submitted,

Chris Violette

Cedric Sanborn, Chair

George Clain

Debra Pierce

Chris Violette

Michael Gilbar

Byron Atwood

Charles Thygesesn, Sr.