

BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 10, 2021

The Barre Town Development Review Board held a public meeting & hearings on **November 10, 2021**, beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

MEMBERS

In person: Mark Reaves Cedric Sanborn, Mike Gilbar, Chris Neddo, Angela Valentinetti, and Michael Titus (alt). Teleconference: Jon Valsangiacomo,

ABSENT:

Jim Fecteau

STAFF PRESENT

Teleconference: Chris Violette

In person: Cindy Spaulding

OTHERS PRESENT:

In person: Angela Labrador (alt) and Craig Chase (representative for Putney/Robertson and Bailey)
Teleconference: Michael Lajeunesse

A. 7:00 P.M. – CALL TO ORDER

Mr. Reaves called the meeting to order at 7:02 p.m. and swore in those providing testimony.

B. CHANGES TO THE AGENDA

There were no changes to the agenda.

C. APPROVE MINUTES –

October 13, 2021

On motion by Mr. Sanborn, seconded by Mr. Gilbar, the Development Review Board approved the minutes of October 13, 2021 as written. Vote 7-0-0.

D. NON-AGENDA ITEMS (max 10 minutes)

E. SUBDIVISION PRELIMINARY REVIEW - NONE

F. SUBDIVISION FINAL REVIEW

1. APPLICANT: Putney – Final - BLA

Request by Harold Putney and Avon & Mary Robertson for final review and possible approval of a boundary line adjustment between abutting properties 8 & 12 Christie Street, Parcel IDS: 031/027.00 and 031/026.01; Zoned very high density residential; P-21000017 & P-21000018.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc.

Date: November 1, 2021

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

This is a final warned public hearing for the purpose of hearing a request for a boundary line adjustment (BLA) between two abutting property owners. The subject property is located in South Barre off Christie Street with a zoning designation of very high density residential (VHDR). Dimensional minimums in a VHDR zone include 8,500 s.f. lot size (with municipal sewer and water) and 85' of road frontage.

Harold Putney Jr. and his neighbors, Avon & Mary Robertson are proposing to transfer property between them, moving their common boundary line. Currently the Putney parcel is .19 acres in size with about 80' of road frontage on Christie Street. The Robertson's property is .73 acres with an easement from the end of Christie Street.

The plan, as proposed, would move .18-acres (show as lot-2 on the Chaes & Chase survey) from Robertson to Putney. Putney's parcel increases to .37, while Robertson's decreases to .55-acres. There are no buildings impacted or other features that I can tell.

The BLA actually improves the Putney parcel which is grandfathered at just under the minimum lot size. At .19-acres, the Putney lot is currently 8,276 s.f., 223 s.f. under the minimum lot size. By adding .18-acres (7,840 s.f.) the parcel increases to .37-acres or 16,117 s.f. 7,617 s.f. over the minimum.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

No red flags with the proposal, both lots will be conforming and as mentioned, the Putney lot actually becomes conforming with the increase in size. With consideration to the recommended conditions below, I recommend approval of the boundary line adjustment, moving .18-acres from Avon & Mary Robertson's to Harold Putney Jr.

CONDITONS:

- 1) To complete this boundary line adjustment, a deed conveying the .18 acres from Roberston to Putney must be completed within 90 days. Said deed must also clearly state that this land is merged, combined as one lot of .37 acres.
- 2) 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 Barre Town subdivision regulation and state statute within 180-days of approval.
- 3) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
- 4) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
- 5) 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.

- 6) 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. Mr. Chase stated he was available for questions.

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

DELIBERATION:

On motion by Mr. Gilbar, seconded by Mr. Titus, the Development Review Board approved a request by Harold Putney and Avon & Mary Robertson for final review and approval of a boundary line adjustment between abutting properties 8 & 12 Christie Street, Parcel IDS: 031/027.00 and 031/026.01; Zoned very high density residential; P-21000017 & P-21000018; contingent upon the following conditions:

- 1. *To complete this boundary line adjustment, a deed conveying the .18 acres from Roberston to Putney must be completed within 90 days. Said deed must also clearly state that this land is merged, combined as one lot of .37 acres.*
- 2. *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 Barre Town subdivision regulation and state statute within 180-days of approval.*
- 3. *Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.*
- 4. *An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.*
- 5. *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.*
- 6. *Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision. Vote 7-0-0.*

CONDITIONS Yes X No _____

MOTION BY: Gilbar

SECOND BY: Titus

ROLL CALL:

Mark Reaves	<u>Yes</u>	Jon Valsangiacomo	<u>Yes</u>
Michael Titus	<u>Yes</u>	Chris Neddo	<u>Yes</u>

Cedric Sanborn
Mike Gilbar

Yes
Yes

Angela Valentinetti

Yes

2. **APPLICANT: Bailey – Final – Amended Sub (deferral lift)**

Request by Brian and Shannon Bailey for revised subdivision review and possible approval (deferral removal) showing site specific information on a lot created by subdivision of Brian and Shannon Bailey (P-21000011 approved August 27, 2021, filed as plan 2307). Said lot is located off Neddo Road; parcel ID: 010/037.01; zoned low density residential; P-21000019.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc.

Date: November 2, 2021

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

This is a final warned public hearing for the purpose of lifting a deferral placed on a recently created parcel on Neddo Road. The original subdivision was approved by the DRB on August 11, 2021, without site specific information as is required by the subdivision regulations. A parcel can be created without showing site specific information but can't be developed until that information is put on the record. The process does that.

Brian and Shannon Bailey subdivided the subject parcel from their homestead parcel creating a 9.09-acre parcel by deferral. Simultaneously, they performed a boundary line adjustment (BLA) with others lands they own and added .95-acres to the subject parcel making it 10.04-acres.

The site plan submitted shows a general house location, a driveway to Neddo Road, a well location, and a wastewater system. The plans submitted satisfy the subdivision requirement and are suitable for removing the deferral allowing this parcel to be developed.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

With consideration to the proposed conditions below, I recommend final approval for this amended subdivision approval, lifting the deferral and now showing site specific information from the Bailey subdivision approved August 11, 2021 (P-21000011).

- 1) A State of Vermont Permit Specialist should be consulted to determine what, if any, State Permits are required.
- 2) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
- 3) 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.

- 4) 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. Mr. Chase stated he was available for questions. Mr. Chase mentioned there is a wastewater permit issued and the proposed driveway will be near the snowmobile trail crossing.

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

DELIBERATION:

On motion by Mr. Sanborn, seconded by Ms. Valentinetti, the Development Review Board approved a request by Brian and Shannon Bailey for revised subdivision review and approval (deferral removal) showing site specific information on a lot created by subdivision of Brian and Shannon Bailey (P-21000011 approved August 27, 2021, filed as plan 2307). Said lot is located off Neddo Road; parcel ID: 010/037.01; zoned low density residential; P-21000019., contingent upon the following conditions:

- 1) A State of Vermont Permit Specialist should be consulted to determine what, if any, State Permits are required.*
- 2) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.*
- 3) 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.*
- 4) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision. Vote 7-0-0.*

CONDITIONS Yes X No _____

MOTION BY: Sanborn
SECOND BY: Valentinetti

ROLL CALL:

Mark Reaves	<u>Yes</u>	Jon Valsangiacomo	<u>Yes</u>
Michael Titus	<u>Yes</u>	Chris Neddo	<u>Yes</u>
Cedric Sanborn	<u>Yes</u>	Angela Valentinetti	<u>Yes</u>
Mike Gilbar	<u>Yes</u>		

VARIANCE

3. APPLICANT: HP Hood – Final – Variance

Request by HP Hood, LLC for review and possible approval of a 50' variance of right-of-way setback (Allen St.) allowing for a zero (0) setback for two proposed commercial silos in front of the existing building and next to existing silos located at 219 Allen Street; Parcel ID: 005/125.00; zoned Industrial; V-21000004.

Consultant: None

Date: November 3, 2021

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing for the purpose of a variance request in accordance with Article 7, section 7.9 of the Barre Town Zoning Bylaw whereas it has been determined prior to request for a building permit that the proposed structure cannot meet the required setbacks based on the applicant's desire to locate said structure in a certain location. The subject parcel is located in a low-density residential zone which requires right-of-way setbacks of 50'. The area around this location is mixed between residential and industrial.

The applicant proposes to construct a concrete pad and two vertical silos that will sit next to six other silos that have previously been granted variances prior to construction. If the variance is approved and built, there will be eight silos in front of the existing Hood building directly adjacent to Allen Street. Like the other concrete pads and silos, the proposed pad and silos will be placed on the edge of the right-of-way (Allen Street) and will have a 0' setback meaning the applicant is seeking a 50' variance.

As mentioned, the applicant has received three other variances for the same situation, 2009 (V-09000001), 2012 (V-12000001), and 2016 (V-16000005).

At this point I'm not going to go through the rest of the report because upon review I discovered that the height of the tanks are going to be well beyond maximum height zoning allows. So, a variance will be needed for height as well. The height variance can't be considered this month because it isn't warned. In discussing the situation with the applicant, we both feel it would be best to do both variances at the same time. So, H.P. Hood is requesting a continuance for this hearing date certain to December 8, 2021. This will allow time for the height variance to be warned and on the December agenda as well.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Continue date certain December 8, 2021

COMMENT

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

On motion by Mr. Gilbar, seconded by Ms. Valentinetti, the DRB voted to continue date certain to December 8, 2021, a request by HP Hood, LLC for review and possible approval of a 50' variance of right-of-way setback(Allen St) allowing for a zero (0) setback to ft two proposed commercial silos in front

of the existing building and next to existing silos located at 219 Allen Street; Parcel ID: 005/125.00; zoned Industrial; V-21000004. Vote 7-0-0.

G. OTHER

H. FOLLOW-UPS

I. ROUNDTABLE

J. ADJOURN!

On motion by Ms. Valentinetti, seconded by Mr. Neddo, the Development Review Board adjourned at 7:19 p.m. Vote: 7-0-0.

Respectfully submitted,

Cindy Spaulding, Clerk for DRB

Mark Reaves, Chair

Jon Valsangiacomo

Angela Valentinetti

Chris Neddo

Cedric Sanborn

Michael Gilbar

Jim Fecteau

Angela Labrador (Alternate)

Michael Titus (Alternate)