

# BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 11, 2020

The Barre Town Development Review Board held a public hearing on **Wednesday, November 11, 2020** beginning at 7:00 p.m. in-person at 149 Websterville Road, by teleconference and zoom video conferencing.

## **MEMBERS**

Zoom: Jon Valsangiacomo, Jim Fecteau, and Angela Valentinetti  
In person: Chris Neddo, Cedric Sanborn, Craig Chase, and Mike Gilbar

## **MEMBERS ABSENT:**

Mark Reaves and Charles Thygesen, Sr.

## **STAFF PRESENT**

Chris Violette (Zoom)

## **OTHERS PRESENT:**

In person: Lori Bibeau, Tom Otterman and Jeff Rogers

## **CHANGES TO THE AGENDA:**

Mr. Valsangiacomo called the meeting to order at 7:03 p.m. There were no changes to the agenda.

## **APPROVE MINUTES**

October 14, 2020

*A motion by Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board approved the minutes of October 14, 2020 as written. All voted in the affirmative.*

## **WARNED PUBLIC HEARINGS**

### **APPLICANT:      **Bibeau/Wheeler – Boundary Line Adjustment****

Request by Brian & Lori Bibeau and Patricia Wheeler (POA: Kathryn Manuel) for a boundary line adjustment located at 236 & 240 Osborne Road, Parcel IDS 009/168.01 & 009/172.00; Zoned low density residential; P-20000012 & P-20000013.

Consultant:      Otterman Survey

Date:              October 5, 2020

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

This is a warned public hearing for the purpose of subdivision review, a boundary line adjustment between two abutting property owners. The subject parcels are in a low-density residential zone requiring a minimum lot size of two acres when both on-site water and sewer is being used and 200' of road frontage.

The joint applicants own abutting parcels of 26.1 acres (Bibeau) and 15.2 acres (Wheeler). The Bibeau parcel is developed with a single-family dwelling and garage/out buildings and has

approximately 150' of road frontage along Osborne Road. The Wheeler parcel is developed with a single-family dwelling with 55' road frontage.

Both parcels have developed on-site septic systems and on-site water. Access is via two independent curb-cuts.

The proposed boundary line adjustment will increase the Bibeau's to 36.1 acres. The Wheeler's property will decrease to 5.2 acres.

No structures are impacted by the boundary line adjustment. However, the Bibeau house and outbuildings, while conforming to setback now, are fairly close to the current boundary line and removing the lines actually considerably improves the setbacks.

As noted above neither lot has the minimum road frontage and I am not sure how that happened, so they are nonconforming lots and if this request was for a subdivision, I'd say not likely possible. However, the boundary line adjustment has little effect on anything.

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

While a large boundary line adjustment, still a simple relocation of lines. No new lots are created, lots are just reconfigured.

With consideration to the conditions below, I recommend approval of this boundary line adjustment, moving 10 acres of land from land owned by Patricia Wheeler, to land owned by Brian and Lori Bibeau.

- 1) To complete this boundary line adjustment, a deed conveying the 10.0 acres from Wheeler to Bibeau must be executed within 180 days. Said deed or a subsequent quit claim deed must also clearly state that this land is merged into one parcel of 36.1 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 90-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/MOTION

Mr. Violette gave an overview of his staff report and recommended the Bibeau/Wheeler boundary line adjustment request. Mr. Otterman (Consultant) had no additional comments. Mr. Valsangiacomo inquired about the condition's deadlines, may need to be longer as there is potential for another COVID-19 lockdown. Mr. Violette stated that the deadline days would not be a problem; there would be flexibility under the circumstances.

*A motion by Mr. Neddo, seconded by Mr. Gilbar, the Development Review Board approved by Brian & Lori Bibeau and Patricia Wheeler (POA: Kathryn Manuel) for a boundary line adjustment located at 236 & 240 Osborne Road, Parcel IDS 009/168.01 & 009/172.00; Zoned low density residential; P-20000012 & P-20000013; subject to conditions 1-6. All voted in the affirmative.*

## **APPLICANT:           Rogers – Boundary Line Adjustment**

Request by Jeff & Lisa Rogers for a boundary line adjustment between two lots owned by them located 401 Camp Street, parcel ID 009/112.00 & 009/112.03; Zoned low density residential: P-20000014 & P-20000015.

Consultant:   Chase & Chase

Date:           October 14, 2020

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

This is a warned public hearing for the purpose of subdivision review, a boundary line adjustment between two lots owned by the applicants. The subject parcels are in a low-density residential zone. Low density residential zoning requires a minimum lot size of two acres when both on-site water and sewer is being used and 200' of road frontage.

The applicants would like to move the property line between the two parcels. Of the two lots, one is developed with a single-family dwelling and is currently 6.06 acres in size (lot 2A). The other lot is undeveloped and is currently 3.27 acres.(lot 2B) The dwelling lot has on-site septic and water.

The boundary line adjustment as shown on the plans intends to move 3.06 acres from lot 2A to lot 2B. Lot 2A decreases in size to 3.0 acres while lot 2B increases to 6.33 acres.

While neither lot has the minimum road frontage of 200' (for which I'm not sure why) and as a result are nonconforming lots, the boundary line adjustment has no bearing on the road frontage and no new lot is being created.

There is one building shown on the tax map aerial photo that shows a building near where the new line will be and is not shown on the survey map. First the parcel lines do not always line up well compared to a google aerial image and second, the building may be gone. Further clarification as to whether the building is still there and how it relates to the boundary lines would be helpful.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

Simple relocation of boundary line, no new parcel being created. Both lots are conforming with regard to minimum lot size as proposed.

With consideration to the conditions below, I recommend approval of this boundary line adjustment, moving 3.06 acres of land from the applicants developed parcel to the undeveloped one.

- 1) To complete this boundary line adjustment, a deed conveying the 3.06 acres from Lot 2A to Lot 2B (as shown on the map by Chase & Chase) must be executed within 180 days. Said deed or a subsequent quit claim deed must also clearly state that this land is merged into one parcel of 6.33 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 90-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/MOTION**

Mr. Violette gave an overview of his staff report and recommended the Roger's request for a boundary line adjustment. Mr. Chase recused himself from discussion as his company and removed himself from open session. Mr. Rogers stated he had no additional comments.

***A motion Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board approved Jeff & Lisa Rogers for a boundary line adjustment between two lots owned by them located 401 Camp Street, parcel ID 009/112.00 & 009/112.03; Zoned low density residential: P-20000014 & P-20000015; subject to conditions 1-6. Six voted in the affirmative.***

Mr. Chase returned to open session and joined the Board.

OTHER

Discussion ensued regarding changing the start time of the DRB meetings. Mr. Valsangiacomo raised a concern about whether he could make 6:00 p.m. meetings and there was also discussion whether applicants would be able to make an early meeting. Mr. Violette noted that he had spoken to the Town Manager and from the Town's standpoint changing the meeting time would just need to have official notices done but there is not an issue doing it. Starting meeting at 6:30 p.m. may be an options but it all needs further discussion with the entire board.

FOLLOW-UPS

ROUNDTABLE

Mr. Violette announced that the town is potentially going to encourage virtual meeting attendance again.

ADJOURN!

***A motion by Mr. Fecteau, seconded by Mr. Gilbar, the Board adjourn at 7:21 p.m. All voted in the affirmative.***

Respectfully submitted,

Cindy Spaulding, Clerk for DRB

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Jon Valsangiacomo, Vice Chair

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Craig Chase (Alternate)

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Angela Valentinetti

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Chris Neddo

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Cedric Sanborn

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Michael Gilbar

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Jim Fecteau