

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR MAY 8, 2024

The Barre Town Development Review Board held a public meeting & hearing on **May 8, 2024** beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

MEMBERS

In person: Jon Valsangiacomo, Chris Neddo, Angela Labrador, Angela Valentinetti, and Cedric Sanborn

Remote: Mark Reaves

ABSENT:

Gerry Otis and (alternates) Jim Fecteau & Gina Galfetti

STAFF PRESENT

In person: Brandon Garbacik

PUBLIC PRESENT

In person: Sarah Lipton, Craig Chase of Chase & Chase, and Matt Systo

Remote: Elizabeth Stanford (abutter)

A. 7:00 P.M. – CALL TO ORDER

Mr. Reaves called the meeting to order at 7:01 p.m. He conducted roll call.

B. CHANGES TO THE AGENDA

Mr. Reaves asked if there were any changes to the agenda. Mr. Garbacik announced the conceptual for 120 Richardson Road is being withdrawn for this meeting and may be on a future agenda. but may be at a future meeting. He mentioned there was another conceptual for 85 Bridge Street and asked if it could take the other conceptual' s place. Mr. Reaves agreed to replace conceptual 120 Richardson Road with conceptual 85 Bridge Street to the agenda.

C. APPROVE MINUTES – April 10, 2024

On motion by Mr. Sanborn, seconded by Ms. Valentinetti, the Development Review Board approved the minutes of April 10, 2024 as corrected. Vote 6-0-0.

D. NON-AGENDA ITEMS (max 10 minutes)

There were no non-agenda items.

E. SUBDIVISION PRELIMINARY REVIEW

There were no subdivision preliminary reviews.

F. WARNED FINAL PUBLIC HEARING(S)

1). **APPLICANT: LIPTON/DIFFERAL LIFT**

Request by Sarah Lipton for a **revised subdivision approval (deferral lift)** showing site-specific information on a lot created by a previously approved 2-lot subdivision (P-22000012, Plan 2321) located on Farwell St; Parcel ID: 009/019.01; Zoned Low Density Residential; **P-24000007**.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc

Plans submitted by Chase & Chase Surveyors & Septic Designers, Inc. Dated April 12, 2024, entitled "Site Plan: Sarah Lipton, Farwell Street, Barre Town, Vermont" and "Details Sheet: Sarah Lipton, Farwell Street, Barre Town, Vermont".

This is a **warned public hearing** for final review of a revised subdivision to lift a development deferral from a previously approved subdivision. The application is in accordance with the Barre Town Subdivision Ordinance. The subject property is located on Farwell Street. This lot was created as part of a two-lot subdivision approved by the DRB in December 2022.

Included in your packets are a site plan and septic design submitted by Chase & Chase Surveyors & Septic Designers. The site plan depicts proposed locations for a driveway extending from an existing driveway (which appears to be an old agricultural road), a single-family dwelling with a detached accessory dwelling unit, a drilled well, and a conventional septic system.

SUMMARY OF RECOMMENDATIONS:

This application is to lift a deferral from a previously approved subdivision. Since the proposal is conforming to both the Barre Town Zoning Bylaw and the Subdivision Ordinance, I recommend approval with the following conditions:

PROPOSED CONDITIONS:

1. The applicant is hereby notified that State of Vermont permits may be necessary (e.g. Department of Environmental Conservation, etc.). If permits are required, they shall be obtained and complied with in accordance with any requirements or conditions of approval.
2. Issuance of this permit does not imply approval of any other municipal permits.
3. Plans submitted used for review of this permit shall become part of the approval. No changes to the approved plan shall 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.

Plus any conditions the Board wishes to add or amend.

ADDITIONAL COMMENTS:

Mr. Reaves recused himself as a member and went into the audience. Mr. Valsangiacomo took over the proceedings and asked members if any had a conflict or Ex-parte communications with the applicant. Mr. Valsangiacomo swore Craig Chase, Sara Lipton and Mr. Garbacik in. Mr. Garbacik provided an overview of his staff report as stated above. The driveway was relocated for greater site distance than the original plan, per the Town Engineer's request.

Mr. Chase provided an update regarding the relocation of the driveway and wastewater permit application has been submitted to the State.

Mr. Valsangiacomo asked if there were any other questions or comments—there were none.

MOTION:

*On motion by Mr. Sanborn, seconded by Mr. Neddo, the Development Review Board closed public hearing.
Vote 5-0-0*

DELIBERATION:

On motion by Mr. Neddo, seconded by Ms. Valentinetti, the Development Review Board approved a Request by Sarah Lipton for a revised subdivision approval (deferral lift) showing site-specific information on a lot created by a previously approved 2-lot subdivision (P-22000012, Plan 2321) located on Farwell St; Parcel ID: 009/019.01; Zoned Low Density Residential; P-24000007, contingent upon the following conditions:

1. *The applicant is hereby notified that State of Vermont permits may be necessary (e.g. Department of Environmental Conservation, etc.). If permits are required, they shall be obtained and complied with in accordance with any requirements or conditions of approval.*
2. *Issuance of this permit does not imply approval of any other municipal permits.*
3. *Plans submitted used for review of this permit shall become part of the approval. No changes to the approved plan shall 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 6-0-0.*

Mr. Reaves returned to meeting as member and Chair. Mr. Valsangiacomo handed proceeding back to Mr. Reaves.

G. OTHER

~~1) Conceptual discussion with Matthew Henderson regarding a potential subdivision of land located at 32 Hillside Avenue. (Parcel ID: 007/043.00; Zoned High Density Residential) (withdrawn)~~

1) Conceptual discussion with Matt Systo regarding converting existing farm structure to 4-unit accessory dwellings at 85 Bridge Road (added)

Mr. Garbacik provided a brief introduction to Mr. Systo's idea to rehab an existing structure to add up to four accessory dwellings and the funding he is seeking from Vermont Housing Improvement program.

Mr. Systo stated the building his farm stand is in use to be a horse barn, there is vacant space within the building he would like to repurpose into accessory dwellings (up to four units) for the purpose of farm work housing or long-term rentals.

Discussion ensued concerning:

- Sections of the Zoning Bylaws referring to Accessory Dwellings
- How many accessory dwellings are allowed per parcel
- State Statues Title 24 Chapter 117 vs Barre Town Bylaws
- 30% of primary dwelling or 900 square feet whichever is greater
 - Total square footage split between each ADU or if each ADU has larger square footage
- Potential Subdivision of property
- Potential to change the zoning from LDR to HDR
- Suggest reviewing agriculture education such as having a farm internships (accessory on-farm stay)
- Clarification of bylaws is needed.

H. FOLLOW-UPS - None

I. ROUNDTABLE -None

J. ADJOURN!

On motion by Mr. Valsangiacomo, seconded by Mr. Sanborn, the Development Review Board adjourned at 7:48 p.m. Vote 6-0-0.

Respectfully submitted,

Cindy Spaulding, Board Clerk

Mark Reaves, Chair	Jon Valsangiacomo
Angela Valentinetti	Chris Neddo
Cedric Sanborn	Angela Labrador
Gerald Otis	Jim Fecteau (alternate)
Gina Galfetti (alternate)	

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