

# BARRE TOWN DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 13, 2023

The Barre Town Development Review Board held a public meeting & hearing on **December 13, 2023** beginning 7:00 p.m. at the Municipal Building, 149 Websterville Road, Websterville, VT.

## MEMBERS

In person: Mark Reaves, Cedric Sanborn, Chris Neddo, and Angela Labrador

Remote: Angela Valentinetti

## ABSENT:

Jon Valsangiacomo, Gerry Otis, Gina Galfetti (Alt) and Jim Fecteau (Alt)

## STAFF PRESENT

In person: Brandon Garbacik

Remote: Cindy Spaulding

## PUBLIC PRESENT

In person: Craig Chase (Chase & Chase), Vincent Calcagni, Robert Bolus and Alec Bolus

Remote (observed): Katie Jarvis

### **A. 7:00 P.M. – CALL TO ORDER**

Mr. Reaves called the meeting to order at 7:02 p.m. He conducted a roll call, there were no alternates available to replace absent members.

### **B. CHANGES TO THE AGENDA - No changes to the agenda**

### **C. APPROVE MINUTES – October 11, 2023**

*On motion by Mr. Neddo, seconded by Mr. Sanborn, the Development Review Board approved the minutes of November 8, 2023, as written. Vote 5-0-0.*

### **D. NON-AGENDA ITEMS (max 10 minutes)**

Mr. Garbacik announced there was a defibrillator located in the downstairs hall by the Police Department door. It was made available for night meetings.

### **E. SUBDIVISION PRELIMINARY REVIEW:**

#### **1. APPLICANT: BOLUS/3-LOT SUBDIVISION (preliminary)**

Request by Robert & Margaret Bolus for preliminary review of a **three-lot (3) subdivision** of land located at 340 School Road; PID: 011/001.05; zoned medium density residential; P-23000007.

Consultant: American Consulting Engineers & Surveyors, Inc

*Plans submitted by American Survey Company. Dated June 1, 2023, entitled "A Subdivision Survey in Barre Town, Vermont for Robert Bolus".*

## STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK, ZONING ADMINISTRATOR/PLANNING OFFICER

This is a **preliminary subdivision review**, whereas the applicants are requesting approval of a proposed 3-lot subdivision of land owned by them. The parcel subject to this request is located off School Road and is located in a medium density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel as it exists today was created as part of a boundary line adjustment proposed by the Alfred R. Monty Revocable Trust which was approved in August 2000 (Plan 1913) and recorded in the Land Records (Slide #239). The parcel is approximately 15.5 acres in size and is developed with a single-family dwelling. The existing dwelling at 340 School Road is served by on-site water and municipal sewer. Currently, the parcel has approximately 400' of road frontage along School Road. The parcel is mostly wooded where the two new lots are proposed.

The applicant is proposing to create two new lots, identified as Lots 5B & 5C on the plan submitted by American Surveyors, and will contain 4.2(±) acres and 3.0(±) acres respectively. Lot 5A is shown to be the remaining land and will reduce to 8.3(±) acres in size. Access to Lots 5B & 5C would be served by a 50' wide easement which begins on the corner of the property (just before the driveway of 354 School Rd) where an existing partially stone path is located. Lot 5A would retain the single-family dwelling and other existing structures on the property, as well as all 400' of road frontage.

No septic plans were submitted with this application. The applicants are planning to have the proposed lots connected to the municipal sewer lines (as the existing house at 340 School Rd is), with

water provided by drilled wells (proposed locations not included in plan). I have reached out to Town Engineer Josh Martineau to confirm that sewer connections are available at the proposed lots.

As proposed, each lot conforms to the Subdivision Ordinance and Zoning Bylaw. A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to subdivide their 15.5(±)-acre parcel. This would create two brand new lots of 4.2(±) acres and 3.0(±) acres, respectively. The existing dwelling and remaining 8.3(±) acres of land would be retained by the applicants. There are no significant issues with this request, and each lot is conforming. I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda

**COMMENTS:**

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

Mr. Reaves asked if there was anyone from the public to speak about the proposal, No one spoke up on the matter. Mr. Sanborn and Ms. Valentinetti asked about the Right of way, 25' driveway unsure about 50' ROW for Lot B or the road frontage.

Mr. Reaves asked if there were any questions from Board members or public attendees. There were none.

**MOTION:**

*On motion by Mr. Neddo, seconded by Ms. Labrador, the Development Review Board voted to continue prelim review to date certain January 10, 2023: Request by Robert & Margaret Bolus for preliminary review of a three-lot (3) subdivision of land located at 340 School Road; PID: 011/001.05; zoned medium density residential; P-23000007. Vote 5-0-0.*

**2. APPLICANT: TOFANI/2-LOT SUBDIVISION (preliminary)**

Request by Tony Tofani for preliminary review of a two-lot (2) subdivision of land located off Snowbridge Road; PID: 005/145.00; zoned low density residential; P-23000008.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc

*Plans submitted by Chase & Chase Surveyors & Septic Designers, Inc. Dated August 23, 2023, entitled "Subdivision Survey: Tony E. Tofani, Snowbridge Road, Barre Town, Vermont".*

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,  
ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a **preliminary subdivision review**, whereas the applicant is requesting approval of a proposed 2-lot subdivision of land owned by them. The parcel subject to this request (45 West Road) has road frontage on Snowbridge Road, but the existing dwelling on the property is accessed via a private right-of-way off West Road. The lot is located in a low-density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel was conveyed to the applicant from the City of Barre in October 2009 as an 81.7(±)-acre parcel. Following a 6-lot subdivision approved in November 2011 (Plan 2194; recorded in the Land Records as Slide #68A) and a 2-lot subdivision approved in December 2017 (Plan 2267; recorded in the Land Records as Slide #132A), the parcel has retained approximately 65.04 acres of land. Currently, the lot has a new single-family dwelling with attachments, along with well over 2,000' of road frontage along Snowbridge Road. The parcel features mostly wooded areas which include streams and a designated wetland.

The applicant is proposing to create one new lot, identified as Lot 8 on the plan submitted by Chase & Chase and will consist of 4.43(±) acres. The parent parcel, identified as Lot 6, is shown to be the remaining land and will reduce to 60.61(±) acres in size. Lot 8 will receive approximately 566' of road frontage, with the remaining 1,601(±)' of frontage staying with Lot 6. The existing single-family dwelling and all other existing structures will remain on Lot 6.

No development is planned at this time for Lot 8, and as such, site-specific information and septic design will be deferred to a later date. Such a request will have to come back before the DRB for approval.

As submitted, both lots conform to the Subdivision Ordinance and Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicant proposes to subdivide his 65.04(±)-acre parcel to create a new 4.43(±)-acre lot. The existing dwelling and remaining 60.61(±) acres of land will be retained by the applicant. There are no significant issues with this request, and both lots are conforming. I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda.

**COMMENTS:**

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

Mr. Reaves asked if there was anyone to speak about the proposal, Mr. Chase stated he was available.

Mr. Reaves asked if there were any questions from Board members or public attendees. There were none.

**MOTION:**

*On motion by Mr. Neddo, seconded by Mr. Sanborn, the Development Review Board approved a request by Tony Tofani for preliminary review of a two-lot (2) subdivision of land located off Snowbridge Road; PID: 005/145.00; zoned low density residential; P-23000008; and moved it to final review. Vote 5-0-0.*

**3. APPLICANT: CALCAGNI/3-LOT SUBDIVISION (preliminary)**

Request by Vincent Calcagni for preliminary review of a two-lot (2) subdivision of land located at 375 Beckley Hill Road; PID: 008/020.00; zoned low density residential; P-23000009.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc

*Plans submitted by Chase & Chase Surveyors & Septic Designers, Inc. Dated October 11, 2023, entitled "Subdivision Survey: Vincent Calcagni, Nichols Road & Beckley Hill Road, Town of Barre, Vermont".*

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,  
ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a **preliminary subdivision review**, whereas the applicant is requesting approval of a proposed 2-lot subdivision of land owned by them. The parcel subject to this request is located off Beckley Hill Road and is located in a low-density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel has existed in its current configuration for over 50 years. The parcel is approximately 12.78 acres in size and hosts an existing solar farm. (The applicant also owns one of the abutting parcels, where a single-family dwelling served by on-site water and septic is located.) Currently, the subject parcel has approximately 725' of road frontage along Beckley Hill Road and approximately 421' of road frontage along Nichols Road. The parcel features an open area to the west and a wooded area to the east.

The applicant is proposing to create one new lot, identified as Lot 2 on the plan submitted by Chase & Chase, and will contain 2.00(±) acres. Lot 1 is shown to be the remaining land (including the solar farm) and will reduce to 10.78(±) acres in size. Lot 2 will receive approximately 201' of road frontage, with the remaining road frontage being retained by Lot 1.

There are plans to place a new single-family dwelling on the undeveloped Lot 2 following subdivision approval. To support residential use, the proposed lot has a design for a septic system, and potable water will be provided by a drilled well.

The only hiccup for this subdivision request is Section 3.2 of the Zoning Bylaw. The newly proposed lot would be the third homesite accessed by an existing private right-of-way off of Beckley Hill Road. Section 3.2 of the Zoning Bylaw states that, "Shared driveways are discouraged and will only be considered for up to two lots." However, the DRB does have the authority to exempt this requirement during subdivision review.

It is recommended that the plans be amended so that the proposed access to the new lot comes directly off of Beckley Hill Road.

Assuming Section 3.2 of the Bylaw is addressed, and assuming the state wastewater permit is updated, there is nothing else that would keep this proposal out of conformity with the Subdivision Ordinance or Zoning Bylaw.

A final warned hearing is warned for this agenda and assumes preliminary approval being granted.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicant proposes to subdivide his 12.78(±)-acre parcel. This would create a new 2.00(±)-acre lot for family to place a new dwelling on. The applicant will keep the remaining 10.78(±) acres of land (including where the existing solar farm is). This proposal may need to be amended during the final hearing to conform with Section 3.2, but that does not need to prevent preliminary approval. I recommend granting preliminary approval and moving it to a final hearing which is warned on this same agenda.

**COMMENTS:**

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

Mr. Reaves asked if there was anyone to speak about the proposal, Mr. Sanborn stated concerns of three houses sharing a curb cut & shared driveways.

Mr. Reaves asked if there were any questions from Board members or public attendees. There were none.

**MOTION:**

*On motion by Mr. Neddo, seconded by Ms. Labrador, the Development Review Board voted to continue prelim review to date certain January 10, 2023: a Request by Vincent Calcagni for preliminary review of a two-lot (2) subdivision of land located at 375 Beckley Hill Road; PID: 008/020.00; zoned low density residential; P-23000009. Vote 5-0-0.*

**F. WARNED FINAL PUBLIC HEARING(S)**

1). **APPLICANT: BOLUS/3-LOT SUBDIVISION**

Request by Robert & Margaret Bolus for a final review (possible approval) of a **three-lot (3) subdivision** of land located at 340 School Road; PID: 011/001.05; Zoned Medium Density Residential; **P-23000007**.

Consultant: American Consulting Engineers & Surveyors, Inc

*Plans submitted by American Survey Company. Dated June 1, 2023, entitled "A Subdivision Survey in Barre Town, Vermont for Robert Bolus".*

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,  
ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a **warned public hearing** for subdivision review, whereas the applicants are requesting approval of a proposed 3-lot subdivision of land owned by them. While final review is warned and must be considered, final approval assumes preliminary approval was granted earlier on this month's agenda. The parcel subject to this request is located off School Road and is located in a medium density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel as it exists today was created as part of a boundary line adjustment proposed by the Alfred R. Monty Revocable Trust which was approved in August 2000 (Plan 1913) and recorded in the Land Records (Slide #239). The parcel is approximately 15.5 acres in size and is developed with a single-family dwelling. The existing dwelling at 340 School Road is served by on-site water and municipal sewer. Currently, the parcel has approximately 400' of road frontage along School Road. The parcel is mostly wooded where the two new lots are proposed.

The applicant is proposing to create two new lots, identified as Lots 5B & 5C on the plan submitted by American Surveyors, and will contain 4.2(±) acres and 3.0(±) acres respectively. Lot 5A is shown to be the remaining land and will reduce to 8.3(±) acres in size. Access to Lots 5B & 5C would be served by a 50' wide easement which begins on the corner of the property (just before the driveway of 354 School Rd) where an existing partially stone path is located. Lot 5A would retain the single-family dwelling and other existing structures on the property, as well as all 400' of road frontage.

No septic plans were submitted with this application. The applicants are planning to have the proposed lots connected to the municipal sewer lines (as the existing house at 340 School Rd is), with water provided by drilled wells (proposed locations not included in plan). I have reached out to Town Engineer Josh Martineau to confirm that sewer connections are available at the proposed lots.

As proposed, each lot conforms to the Subdivision Ordinance and Zoning Bylaw.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicants propose to subdivide their 15.5(±)-acre parcel. This would create two brand new lots of 4.2(±) acres and 3.0(±) acres, respectively. The existing dwelling and remaining 8.3(±) acres of land would be retained by the applicants. There are no significant issues with this request, and each lot is conforming. I recommend granting final approval of this 3-lot subdivision 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) One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.
- 4) Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.
- 5) An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.
- 6) 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.
- 7) Failure to comply with any conditions as stated herein could lead to nullification of this subdivision.

**MOTION:**

*On motion by Ms. Valentinetti, seconded by Ms. Labrador, the Development Review Board voted to continue the public hearing date certain to January 10, 2024: a request by Robert & Margaret Bolus for a final review (possible approval) of a three-lot (3) subdivision of land located at 340 School Road; PID: 011/001.05; Zoned Medium Density Residential; P-23000007. Vote 5-0-0.*

**2. APPLICANT: TOFANI/2-LOT SUBDIVISION**

Request by Tony Tofani for a final review (possible approval) of a **two-lot (2) subdivision** of land located off Snowbridge Road; PID: 005/145.00; Zoned Low Density Residential; **P-23000008**.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc

*Plans submitted by Chase & Chase Surveyors & Septic Designers, Inc. Dated August 23, 2023, entitled "Subdivision Survey: Tony E. Tofani, Snowbridge Road, Barre Town, Vermont".*

**STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK,  
ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a **warned public hearing** for subdivision review, whereas the applicant is requesting approval of a proposed 2-lot subdivision of land owned by them. While final review is warned and must be considered, final approval assumes preliminary approval was granted earlier on this month's agenda. The parcel subject to this request (45 West Road) has road frontage on Snowbridge Road, but the existing dwelling on the property is accessed via a private right-of-way off West Road. The lot is located in a low density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel was conveyed to the applicant from the City of Barre in October 2009 as an 81.7(±)-acre parcel. Following a 6-lot subdivision approved in November 2011 (Plan 2194; recorded in the Land Records as Slide #68A) and a 2-lot subdivision approved in December 2017 (Plan 2267; recorded in the Land Records as Slide #132A), the parcel has retained approximately 65.04 acres of land. Currently, the lot has a new single-family dwelling with attachments, along with well over 2,000' of road frontage along Snowbridge Road. The parcel features mostly wooded areas which include streams and a designated wetland.

The applicant is proposing to create one new lot, identified as Lot 8 on the plan submitted by Chase & Chase and will consist of 4.43(±) acres. The parent parcel, identified as Lot 6, is shown to be the remaining land and will reduce to 60.61(±) acres in size. Lot 8 will receive approximately 566' of road frontage, with the remaining 1,601(±)' of frontage staying with Lot 6. The existing single-family dwelling and all other existing structures will remain on Lot 6.

No development is planned at this time for Lot 8, and as such, site-specific information and septic design will be deferred to a later date. Such a request will have to come back before the DRB for approval.

As submitted, both lots conform to the Subdivision Ordinance and Zoning Bylaw.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

The applicant proposes to subdivide his 65.04(±)-acre parcel to create a new 4.43(±)-acre lot. The existing dwelling and remaining 60.61(±) acres of land will be retained by the applicant. There are no significant issues with this request, and both lots are conforming. I recommend granting final approval of this 2-lot subdivision 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. Development of Lot 8 is deferred to a later time. To complete the requirements of the Subdivision Ordinance and lift the development deferral, the owner(s) of the parcel (at the time of the request) shall return before the Development Review Board for approval of site-specific information (including septic design).
4. One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.
5. Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.
6. An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.
7. 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.
8. Failure to comply with any conditions as stated herein could lead to nullification of this subdivision.

**COMMENTS:**

Mr. Reaves sworn in Mr. Chase and Mr. Garbacik. Mr. Garbacik provided his staff report as stated above. Mr. Chase announced that the Wastewater permit has been updated for the house and that the new lot does not have a septic plan, so it would be deferred.

**MOTION:**

**On motion by Ms. Labrador, seconded by Ms. Valentinetti, the Development Review Board closed the public hearing. Vote 5-0-0.**

**DELIBERATION**

***On motion by Mr. Neddo, seconded by Ms. Valentinetti, the Development Review Board approved a Request by Tony Tofani for a final review (possible approval) of a two-lot (2) subdivision of land located off Snowbridge Road; PID: 005/145.00; Zoned Low Density Residential; P-23000008. 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. ***Development of Lot 8 is deferred to a later time. To complete the requirements of the Subdivision Ordinance and lift the development deferral, the owner(s) of the parcel (at the time of the request) shall return before the Development Review Board for approval of site-specific information (including septic design).***
4. ***One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.***

5. *Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.*
6. *An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.*
7. *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.*
8. *Failure to comply with any conditions as stated herein could lead to nullification of this subdivision. Vote 5-0-0*

### 3) **APPLICANT: CALCANI/2-LOT SUBDIVISION**

Request by Vincent Calcagni for a final review (possible approval) of a **two-lot (2) subdivision** of land located at 375 Beckley Hill Road; PID: 008/020.00; Zoned Low Density Residential; **P-23000009**.

Consultant: Chase & Chase Surveyors & Septic Designers, Inc

*Plans submitted by Chase & Chase Surveyors & Septic Designers, Inc. Dated October 11, 2023, entitled "Subdivision Survey: Vincent Calcagni, Nichols Road & Beckley Hill Road, Town of Barre, Vermont".*

#### **STAFF REPORT/REVIEW COMMENTS FROM BRANDON GARBACIK, ZONING ADMINISTRATOR/PLANNING OFFICER**

This is a **warned public hearing** for subdivision review, whereas the applicant is requesting approval of a proposed 2-lot subdivision of land owned by them. While final review is warned and must be considered, final approval assumes preliminary approval was granted earlier on this month's agenda. The parcel subject to this request is located off Beckley Hill Road and is located in a low density residential zone with a minimum lot size of 2 acres and 200' of road frontage.

The subject parcel has existed in its current configuration for over 50 years. The parcel is approximately 12.78 acres in size and hosts an existing solar farm. (The applicant also owns one of the abutting parcels, where a single-family dwelling served by on-site water and septic is located.) Currently, the subject parcel has approximately 725' of road frontage along Beckley Hill Road and approximately 421' of road frontage along Nichols Road. The parcel features an open area to the west and a wooded area to the east.

The applicant is proposing to create one new lot, identified as Lot 2 on the plan submitted by Chase & Chase, and will contain 2.00(±) acres. Lot 1 is shown to be the remaining land (including the solar farm) and will reduce to 10.78(±) acres in size. Lot 2 will receive approximately 201' of road frontage, with the remaining road frontage being retained by Lot 1.

There are plans to place a new single-family dwelling on the undeveloped Lot 2 following subdivision approval. To support residential use, the proposed lot has a design for a septic system, and potable water will be provided by a drilled well.

The only hiccup for this subdivision request is Section 3.2 of the Zoning Bylaw. The newly proposed lot would be the third homesite accessed by an existing private right-of-way off of Beckley Hill Road. Section 3.2 of the Zoning Bylaw states that, "Shared driveways are discouraged and will only be considered for up to two lots." However, the DRB has the authority to exempt this requirement during subdivision review.

It is recommended that the plans be amended so that the proposed access to the new lot comes directly off of Beckley Hill Road.

Assuming Section 3.2 of the Bylaw is addressed, and assuming the state wastewater permit is updated, there is nothing else that would keep this proposal out of conformity with the Subdivision Ordinance or Zoning Bylaw.

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

The applicant proposes to subdivide his 12.78(±)-acre parcel. This would create a new 2.00(±)-acre lot for family to place a new dwelling on. The applicant will keep the remaining 10.78(±) acres of land (including where the existing solar farm is). As long as the driveway situation is fixed, I see no issues with this request. I recommend granting approval of this 2-lot subdivision 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. In accordance with Section 3.2 of the Barre Town Zoning Bylaw, the final approved plan shall show that the proposed driveway for Lot 2 will have its own access off of Beckley Hill Road.
4. One (1) 18" x 24" recording plat shall be submitted to the Planning & Zoning Office for filing in the Barre Town Land Records in accordance with the Barre Town Subdivision Ordinance and state statute within 180 days of approval.
5. Three (3) sets of 24" x 36" paper copies of the final approved plan shall be submitted to the Planning & Zoning Office within 30 days of approval, unless a request to extend is made and approved by staff.
6. An electronic copy of the final approved plan shall be provided to the Planning & Zoning Office within 30 days of approval.
7. 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.
8. Failure to comply with any conditions as stated herein could lead to nullification of this subdivision.

**MOTION**

*On motion by Mr. Neddo, seconded by Mr. Sanborn, the Development Review Board moved to continue the public hearing to date certain January 10, 2024: Request by Vincent Calcagni for a final review (possible approval) of a two-lot (2) subdivision of land located at 375 Beckley Hill Road; PID: 008/020.00; Zoned Low Density Residential; P-23000009. Vote 5-0-0.*

**G. OTHER**

**H. FOLLOW-UPS**

Mr. Garbacik provided an overview of 53 Brook Street obtaining a change of use permit to put four units in.

**I. ROUNDTABLE - None**

**J. ADJOURN!**

*On motion by Ms. Valentinetti, seconded by Mr. Neddo, the Development Review Board adjourned at 7:29 p.m.*

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)	