

Town of Barre Planning Commission

February 16, 2022

The Town of Barre Planning Commission held a meeting on Wednesday, February 16, 2022, beginning at 7:00 p.m. in the Municipal Building at 149 Websterville Road, Websterville, VT.

MEMBERS PRESENT:

Chris Violette, Mike Gilbar, Cedric Sanborn, George Clain, Terry Reil, Craig Chase, and Byron Atwood

MEMBERS ABSENT:

STAFF PRESENT:

Chris Violette
Cindy Spaulding (Teleconference)

OTHERS PRESENT

In-person: Maureen Hastings (Abutter)
Teleconference: Michael Baribault (applicant), Clare Rock and Blaine Hoskin (Central Vermont Regional Planning Commission)

1) **CHANGES TO THE AGENDA**

Mr. Sanborn called the meeting to order at 7:00 p.m. and asked whether there were any changes to the agenda. Mr. Clain requested under Round Table to add guests who represent the town.

2) **APPROVAL OF MINUTES**

January 19, 2021

On a motion by Mr. Reil, seconded by Mr. Gilbar, the Planning Commission approved the minutes of January 19, 2021, as written. Vote 7-0-0.

3) **PUBLIC HEARING**

Request by Michael Baribault for a multiple curb-cut in accordance with the Town of Barre Subdivision Ordinance to add a second driveway on property located at 15 Terry Court. Parcel ID: 002/029.01; zoned: Medium Density Residential; AU-22000001.

Staff Report by Chris Violette, Planning Director

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 his parcel located at 15 Terry Court. The subject parcel is 2.43 acres in size with frontage along Terry Court, which ends in a cul-de-sac just beyond the proposed curb-cut.

All parcels, except in unique situations, are entitled to one access to a Town road approved by the Town Engineer. Access is generally referred to as a curb-cut. There are some instances where a property owner may desire two and sometimes three curb-cuts. While the Town Engineer would still have to permit second or third curb-cuts, approval is required from the Planning Commission under the authority of Article 4, section 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 regarding these types of requests. The Town Engineer has been designated by the Selectboard 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 may apply.

The Baribault's are proposing a second curb-cut for access for their rental unit. While this is the Baribault's primary dwelling, it is a duplex, so they have a second living unit which is rented out.

Josh Martineau, the Town Engineer, has reviewed the request, spoke to the Baribault's, and determined that given the class of road and its location in a quiet neighborhood that there isn't a concern with issuing the second curb-cut request.

The Planning Commission should discuss the request and take a vote whether to approve the request for a second curb-cut to access the rental unit.

Suggested Conditions:

1. A driveway permit application shall be submitted prior to the commencement of construction for review and approval by the Town Engineer.

DISCUSSION

On motion by Mr. Clain, seconded by Mr. Reil, the Planning Commission opened the Public Hearing. Vote 7-0-0.

Mr. Violette provide an overview of his staff report as stated above. Mr. Baribault mentioned the purpose of the second driveway was to allow his tenant to access the apartment instead of parking in the main driveway and that it would be safer for his children to play in the main driveway. He will make sure that the property is surveyed, and second driveway's drainage system is properly installed.

Ms. Hastings as an abutter inquired where the location of the proposed second driveway would be located. Mr. Sanborn provided Ms. Hasting with a map of where the second driveway would be located. She was satisfied and did not have any other questions.

Mr. Atwood asked how does the tenant currently access the apartment? Mr. Baribault explained that currently, the tenant would have to go up outside steps as the house is higher than the driveway. The proposed second driveway would be the same level as the house and be more private.

Mr. Violette mentioned that would be good for anyone who does not get around too easily. Mr. Baribault said that it could be made for handicap access if necessary.

Mr. Atwood asked when plowing in the winter would it affect the neighbor's driveway? Mr. Baribault stated that it wouldn't be an issue as he would snow blow.

On motion by Mr. Gilbar, seconded by Mr. Chase, the Planning Commission closed the Public Hearing. Vote 7-0-0.

On motion by Mr. Gilbar, seconded by Mr. Atwood, the Planning Commission approved request by Michael Baribault for a multiple curb-cut in accordance with the Town of Barre Subdivision Ordinance to add a second driveway on property located at 15 Terry Court. Parcel ID:

002/029.01; zoned: Medium Density Residential; AU-22000001. Contingent upon the following: a driveway permit application shall be submitted prior to the commencement of construction for review and approval by the Town Engineer. Vote 7-0-0.

CONDITIONS Yes X No _____

MOTION BY: Gilbar
 SECOND BY: Atwood

ROLL CALL:

Cedric Sanborn	<u>Yes</u>	Chris Violette	<u>Yes</u>
Byron Atwood	<u>Yes</u>	Craig Chase	<u>Yes</u>
George Clain	<u>Yes</u>	Terry Reil	<u>Yes</u>
Mike Gilbar	<u>Yes</u>		

4) OTHER

Receive Clair Rock, a senior planner with the Central Vermont Regional Planning Commission for the purpose of reviewing services provided by the CVRPC and for the CVRPC to learn about local planning efforts.

Staff Report by Chris Violette, Planning Director

Clare reached out to be on January 25th about coming to a Planning Commission meeting. Since Cody Morrison of Barre Area Development was not available (will be next month), I knew the PC would love to hear from Clare and put her on the agenda. Clare will be accompanied by the RPC's new assistant planner, Blaine Hoskins.

In her request to meet with you, Clare pointed out that the RPC is obligated to "consult" with PC's on a regular cycle. The purpose of their visit is to share information about what services the CVRPC offer and for them to learn about our local planning efforts. She stated they like to do this so that they can better serve their towns.

She also would like to hear of any specific information we'd like from them.

PRESENTATION/COMMENT:

Ms. Rock provided an overview of the services that the Central Vermont Regional Planning Commission offers to member towns.

- Bylaw Updates, related technical assistance
- Municipal Plans: Review of drafts and updates, Plan development, regional review and approval, Consultation process and review
- Zoning Bylaws: Review of drafts and updates, Bylaw development, Conformance with Plan analyses
- Help with downtown & village designations
- GIS / Mapping (fee for service)
- Creation of maps for planning and analysis

- Creating, maintaining, and updating data: layers for parcel mapping, zoning, land use, transportation, natural resource, and utilities planning
- Inventorying: data using GPS, Ash Trees within towns right-of-way potential hazard to infrastructure.
- Transportation Planning
- Traffic Studies and Traffic Counts
- Transportation Planning Initiative projects
- Culvert and Sign Inventories
- Special Projects
- Grant Development Assistance and Administration
- Brownfields Assessments – funding for Phase I, II and Corrective Action Planning
- Hazard Mitigation Planning – planning for natural disasters
- Energy Planning
- Stormwater Planning
- Project Management Services
- New Clean Water Service Provider: Implement Water Projects
- Training for Road Foreman and Emergency Management

Discussion ensued between Planning Commission Members and Ms. Rock:

- Removing barriers in zoning bylaws for multifamily housing be allowed in rural areas (Ms. Rock).
- Thought goal was to put multi-family dwellings in the center of town where municipal service infrastructure exists (Mr. Sanborn).
- Concerns that rural setting will take away from public transportation and municipal service (Mr. Sanborn)
- Grant Funding: types of funding, who is the applicant and how each is implemented (Ms. Rock)
- 24 VSA§4302 goals/objectives public participation and the challenges to solicit the public to participate in an open forum (Mr. Clain and others)
- CVRPC strategies for public participation is to post public information in more physical public places and online platforms. Also using some strategies suggested through the Vermont Center for Independent Living (Ms. Rock).
- The potential outcome if Barre Town Municipal Plan does not match the Regional Plan, who has authority over the other. Based on conversation, the town has a say on its town plan, if there were a conflict with the goals of the Town Plan vs Regional Plan, CVRPC would work with the town during the planning process to come up with a potential compromise to benefit the collective goals of both plans (PC members)
- Overview of RPC's function within its organization and with other communities (Ms. Rock)
- Planning Commission will be working on incorporating its' Town Plan into the Zoning Bylaws. Also incorporate the cannabis guidance in the bylaws (PC members)
- Concerns of substance abuse & the economic impact and how it will be written in the Regional Plan. An extensive study is needed with the pros and cons.
- Advocate at the State House is through VT Association of Planning and Development Agencies (Ms. Rock)

5) REVIEW RULES OF PROCEDURE – (amend as necessary).

Possible adoption

Included in your packet is the latest and greatest updated rules of procedure draft. I made edits after the last meeting addressing changes suggested then. I also made some other changes based on the DRB’s work as it relates to the order of business for public hearings. Both the chair and vice chair of the DRB worked on that section and the three of us put the final touches on it. It to clarify that not all proceedings are quasi-judicial public hearings which of course is far more the case for the PC.

I’d like to review maybe one last time and if there are not edits or at least no substantial edits, have you consider voting to adopt it.

Members reviewed the Planning Commission’s Rules of Procedure presented in their packets. Mr. Gilbar had a few minor changes. Mr. Violette made alternate suggestions to open and close public hearings and to have anyone providing public testimony to be sworn in like the Development Review Board. Discussion ensued regarding public hearing procedures; the consensus of the commission was to strike swearing in for public testimony.

On motion by Mr. Gilbar, seconded by Mr. Chase, the Planning Commission adopted its Rules of Procedure as amended. Vote 7-0-0.

6) REVIEW CANNABIS GUIDANCE

If we have time, I’d like to review the recently released guidance document for municipalities put forth by the Cannabis Control Board. I will have hard copies of the document for you at the meeting. I’d also like to look at our Zoning Bylaw and how it will regulate the different types of cannabis establishment. If you can bring your Zoning Bylaw that would be great, if you need one, please let me know.

Mr. Violette provide members with the Cannabis Control Board’s “Guidance for Municipalities”. Highlights of discussion:

- Work on allowed use chart and where cannabis retail would be allowed within each zone,
- Concerns for public safety (lack of security) with cannabis establishments
- Update zoning bylaws to include cannabis

This review was postponed to a future meeting due to the lack of time.

7) OLD BUSINESS -

8) FOLLOW UP

Members discussed the CVRPC presentation and went through sections of 24 VSA§ 4350 outlining RPC’s new adopted procedure for review of municipal town plans. Mr. Gilbar indicated that, although the CVRPC new procedures requesting certain information be presented as being required by statute, that is indeed not the case. Members expressed discontent that local control and decisions are being taken away and dictated by the State of Vermont through the Regional Planning Commissions as its agent.

9) **ROUND TABLE**

Mr. Clain asked that a standing agenda item be added to allow appointed town representatives such as the RPC representatives, and Transportation Advisory Committee representative to be guests at meetings to provide an update of CVRPC's activities.

10) **ADJOURN!**

On motion by Mr. Reil, seconded by Mr. Gilbar, the Planning Commission adjourned the meeting at 9:05 p.m. Vote 7-0-0.

Respectfully submitted,

Cindy Spaulding, Clerk

Cedric Sanborn, Chair

Mike Gilbar

George Clain

Byron Atwood

Chris Violette

Craig Chase

Terry Reil

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