

Town of Barre
Planning Commission
September 20, 2023

The Town of Barre Planning Commission held a meeting on Wednesday, September 20, 2023, beginning at 7:00 p.m. in the Municipal Building at 149 Websterville Road, Websterville, VT.

MEMBERS PRESENT:

In person: Cedric Sanborn, Craig Chase, Alice Farrell, and Terry Reil

MEMBERS ABSENT:

Byron Atwood, George Clain, and Rodney Morin

STAFF PRESENT:

In person: Brandon Garbacik and Cindy Spaulding

OTHERS PRESENT

Sharon Carcoba, Manuel Carcoba, Larry Lozier, and Lance Lozier (applicant)

A. CALL TO ORDER – 7:00 P.M.

Mr. Sanborn called the meeting to order at 7:00 p.m.

B. CHANGES TO THE PUBLISHED AGENDA?

Mr. Sanborn asked if there were any changes to the agenda. Mr. Garbacik requested to add the minutes of August 22, 2023, Special meeting with the Selectboard.

C. APPROVAL OF MINUTES

- 1) August 16, 2023
- 2) August 20, 2023

Minutes tabled to October 18th meeting

D. NON-AGENDA ITEMS (PUBLIC COMMENT)

There were no non-agenda items.

E. PUBLIC HEARING(S)

- 1). Request by Lance Lozier for a multiple curb-cut request to add a second driveway on property located at 265 Beckley Hill Road. Zoned High Density Residential; Parcel ID: 008/024.00; AU-23000006.

This is a warned public hearing for the purpose of a multiple curb-cut request. The applicant is requesting the second curb-cut so that it can be used to access the portion of that property further up the hill.

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 more curb-cuts. While the Town Engineer would still have to permit additional curb-cuts, approval is required from the Planning Commission under the authority of Article 4, Section 402 (E) of the Barre Town Subdivision Ordinance.

When reviewing multiple curb-cut requests the Planning Commission relies heavily on input from the Town Engineer. 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; sight distances; safety; width of the curb-cut; drainage; topography; and any other pertinent factors that may apply.

Josh Martineau, the Town Engineer, has reviewed the request. In an email to me dated September 13, 2023, Mr. Martineau stated that the proposed curb-cut will not create any safety concerns, and there is plenty of sight distance available.

Below are the criteria used to help the Planning Commission with its review and decision. The applicant has supplied responses to the criteria. My responses are in *italics*.

1. What is the posted speed limit?

25 MPH

2. How close are the abutters' driveways from where you would like to put the requested one?

Over 50'

The proposed curb-cut appears to be about 60-70 feet away from the entrance to Buena Vista Circle on the other side of the road. Besides these, the existing driveway at the property and two abutting driveways over 100 feet away.

3. How far is the newly proposed driveway from your property lines?

Close to property line.

The proposed curb-cut seems to only be about 5-10 feet from the property line. However, there is also a well-established wall of vegetation separating 265 Beckley Hill Road and the abutting property at 277 Beckley Hill Road.

4. Is there adequate sight distance for the proposed driveway?

Yes

Town Engineer Josh Martineau stated in an email to me that, "I do not have any concerns with this curb cut there is plenty of sight distance need."

5. What is the street name that the driveway will be located on?

Beckley Hill Road

SUMMARY AND RECOMMENDATION

After reviewing the above, it is recommended to approve with conditions:

1. The applicant should determine if any State permits are necessary.
2. A driveway permit shall be required.
3. Any other conditions the Commission would like to add.

ADDITIONAL COMMENTS

Chairman Sanborn opened the public hearing. Mr. Garbacik provided an overview of his staff report as stated above.

Mr. Lance Lozier stated the second curb-cut is for another access to keep equipment on his property to

plow snow and to access the back of the lot. Mr. Sanborn stated that the lot is an unusual shape. Mr. Larry Lozier provided historical background of the property purchased from Al Monty.

Mrs. Carcoba asked if the second driveway was going to be an access for future development? Mr. Sanborn explained, at this time it is just a second driveway.

On motion by Mr. Reil, seconded by Mr. Chase, the Planning Commission approved a request by Lance Lozier for a multiple curb-cut request to add a second driveway on property located at 265 Beckley Hill Road. Zoned High Density Residential; Parcel ID: 008/024.00; AU-23000006 contingent upon conditions: 1) The applicant should determine if any State permits are necessary. 2) A driveway permit shall be required. Vote 4-0-0.

F. NEW BUSINESS

There was no new business.

G. LEGISLATIVE UPDATE AND BILL REVIEW

Mr. Garbacik reported that there are no updates on the ACCD website for guidance. There was no legislative update at this time.

H. OLD BUSINESS

- 1) Discussion to determine height of structures

Follow up discussion to determine height of structures, tabled to future meeting.

I. FOLLOW-UP

- 1) Central Vermont Regional Planning Commission report

Mr. Clain had sent a letter from Clare Rock to the members of the Regional Planning Committee of the RPC. The letter discusses how Act 47 will be required from a Regional Plan. Ms. Farrell reported that the meeting was based on what municipalities should expect after the Regional Plan has been amended to include changes enacted by Act 47 (housing).

- 2) Finalize Village Center Designation site visit meeting plans

There is a Village Center Designation site visit scheduled for Thursday October 5 between 9 a.m. to noon. Richard Amore of ACCD will be attending with members of the Planning commission to review areas in town to be considered Village Center(s). Discussion ensued site visits: Websterville (upper & lower) , Graniteville (upper & lower) East Barre, and South Barre.

- 3) Update on formation of Energy Committee

Mr. Garbacik reported that the Selectboard has considered creating an Energy Committee as an 18-month temporary committee. The purpose of this is to gauge exactly how much need and interest there is. Suggested membership is a five-member committee with two members and focus on energy in the town-owned buildings.

Highlights of discussion: members provide names of individuals who may be interested in the committee, the type of tasks, grant writing and locations for charging stations. It was the consensus of Commission members to consider amending the Energy Plan Addendum of the Town Plan.

J. ROUND TABLE

No round table discussion.

K. ADJOURN

On motion by Mr. Reil, seconded by Mrs. Farrell, the Planning Commission adjourned at 7:58 p.m. Vote 4-0-0.

Respectfully submitted,

Cindy Spaulding, Clerk

Cedric Sanborn, Chair

Byron Atwood

Craig Chase

George Clain

Alice Farrell

Rodney Morin

Terry Reil