

Town of Barre Planning Commission October 18, 2023

The Town of Barre Planning Commission held a meeting on Wednesday, October 18, 2023, beginning at 7:00 p.m. in the Municipal Building at 149 Websterville Road, Websterville, VT.

MEMBERS PRESENT:

In person: Cedric Sanborn, George Clain, Craig Chase, Byron Atwood, Alice Farrell, and Rodney Morin

Remote: Terry Reil

STAFF PRESENT:

Brandon Garbacik and Cindy Spaulding

PUBLIC ATTENDEES:

Tyler Morse (Applicant)

A. CALL TO ORDER – 7:00 P.M.

B. CHANGES TO THE PUBLISHED AGENDA

C. APPROVAL OF MINUTES

- 1) August 16, 2023 - moved to end of meeting

On motion by Mr. Reil, seconded by Mrs. Farrell, the Planning Commission approved the minutes of August 16, 2023 meeting as written. Vote 5-0-2 (Chase & Morin)

- 2) August 22, 2023 (Special) – moved to end of meeting

On motion by Mr. Clain, seconded by Mrs. Farrell, the Planning Commission approved the minutes of August 22, 2023 Special meeting as written. Vote 4-0-3 (Chase, Atwood & Morin)

- 3) September 20, 2023

On motion by Mr. Reil, seconded by Mrs. Farrell, the Planning Commission approved the minutes of September 20, 2023 meeting as amended, 6-0-0

- 4) October 5, 2023 (Special)

On motion by Mr. Clain, seconded by Mr. Chase, the Planning Commission approved the minutes of October 5, 2023 Special meeting as written. Vote 7-0-0.

D. NON-AGENDA ITEMS (PUBLIC COMMENT)

E. WARNED PUBLIC HEARING(S)

1. Public Hearing – AUD – Morse, Tyler

Multiple curb-cut request by Tyler Morse to add a second driveway on property located at 20 Sunnyside Drive. Property is owned by Tyler & Sara Morse. Zoned High Density Residential; Parcel ID: 029/009.00; AU-23000007.

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 back portion of that property.

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.

The applicant has stated that the reason he wants a second driveway is to access storage in the rear of his property (I recently issued a building permit at this property for the use of two storage containers) and a future accessory dwelling unit.

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 comments 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?

The proposed curb-cut appears to be about 15-20 feet away from the driveway at 17 Sunnyside Drive on the other side of the road. Besides that, the curb-cut is proposed to be about 75-85 feet away from 14 Sunnyside Drive and around 90-100 feet away from the existing driveway on the subject parcel.

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

Can be set back 15' if requested.

The curb-cut is proposed to be placed a few feet away from the property line shared with 14 Sunnyside Drive.

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

Yes

Town Engineer Josh Martineau stated in an email to me on October 11th that, "This driveway appears to meet sight distance and does not appear to have any safety issues."

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

Sunnyside Drive

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. Morse stated that Mr. Garbacik’s staff report stated it all.

Mrs. Farrell asked what the grade of the driveway would be for water to run off?
Mr. Morse stated the driveway is flat grade but will have extra material so it will not wash away.

Mr. Clain asked how far from the property line would the driveway be?
Mr. Morse stated the driveway is ten feet from the property lines.

Mr. Clain suggested the curb-cut have a swale, and 15’ culvert so it would not miss the storm drains?
Mr. Morse explained there are storm drains near the existing driveway and the proposed second curb-cut

Mr. Clain asked what the second curb cut would be used for.
Mr. Morse stated it is to access the storage boxes on the property and possibly separate access to a future accessory dwelling.

On motion by Mr. Atwood, seconded by Mr. Chase, the Planning Commission approved a multiple curb-cut request by Tyler Morse to add a second driveway on property located at 20 Sunnyside Drive. Zoned High Density Residential; Parcel ID: 029/009.00; AU-23000007: contingent upon the following conditions: 1) The applicant should determine if any State permits are necessary; 2) A driveway permit shall be required. Vote 6-1-0 (Clain opposed)

F. NEW BUSINESS

There was no new business to discuss.

G. LEGISLATIVE UPDATE AND BILL REVIEW

- 1) Discussion on Act 47

Mr. Garbacik provided an overview of the training that VLCT had provided regarding Act 47 (2023. The 2023 HOME (Housing Opportunities Made for Everyone).

Discussion ensued amongst members and Mr. Garbacik with regards to:

- Act 47’s housing development would increase only where municipal water and sewer serve
- Concerns with the reserved sewer capacity increases
- Required parking spaces
- Updates to zoning bylaws

H. OLD BUSINESS

- 1) Discussion to determine height of structures
This subject is tabled for a future meeting.

I. FOLLOW-UP

- 1) Central Vermont Regional Planning Commission report

Mr. Clain announced he is stepping down as Barre Town’s representative to the Central Vermont

Planning Commission effective November 1. Mrs. Farrell has been approached by the Selectboard to fill the full-time vacancy. There was nothing else to report.

2) Discussion about site visit through the villages

Discussion ensued amongst members & Mr. Garbacik the site visit for Village Centers throughout the town. The next step to start compiling applications for Village Centers and to bring before the Selectboard for approval.

3) Update on formation of Energy Committee

Members of the planning commission will review the list of persons they think may be interested in the Energy Committee to match the individuals to the expertise criteria the Selectboard would like. Names will be provided to the Selectboard for a future meeting.

J. ROUND TABLE – No Round Table Discussion.

K. ADJOURN

Respectfully submitted,

Cindy Spaulding, Clerk of the Commission

Cedric Sanborn, Chair

Alice Farrell

George Clain

Byron Atwood

Terry Reil

Craig Chase

Rodney Morin