

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR November 08, 2017

The Barre Town Development Review Board held a public meeting & hearings on Wednesday, November 08, 2017 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Mark Nicholson	Angela Valentinetti
Cedric Sanborn	Chris Neddo
Jon Valsangiacomo	Mark Reaves

Members Absent:

Charles Thygesen, SR

Others Present:

Jim Fecteau
Vic Fecteau
John, Wendy and Christian Sell
Linda and Raymond Laperle
Peter Murray
Art Larvey
Mark Booth
Mike Bilodeau
Kris Jurentkuff
Timothy Morris
Lisa Lamdin

Staff Present:

Chris Violette
Emily Marineau

A. 5:30 P.M. – SITE VISIT – NONE

B. 6:30 – 7:00 P.M. – PLANS AVAILABLE FOR REVIEW

C. 7:00 P.M. – CALL TO ORDER

D. CHANGES TO THE AGENDA - Violette would like to move the request of John and Wendy Sell for a waiver to be heard first.

E. APPROVE MINUTES

Motion by Sanborn, seconded by Neddo, the board voted unanimously to approve the

September 13, 2017 minutes at 7:01pm. With the correction of the motion for Farnham and the type -o corrected in Valentinetti's name.

F. NON AGENDA ITEMS (max 10 minutes)

H. VARIANCES/WAIVERS (WARNED PUBLIC HEARINGS)

Sell

Request by John Sell for a 4' waiver of street setback for construction of a 3-season porch to existing single-family dwelling at 15 Sesame Street; Parcel ID 037/083.01 zone: High density residential. AU-17000006

Consultant: None

Date: November 3, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing for the purpose of hearing a waiver request under the provision of the Barre Town Zoning Bylaw Article 7, section 7.10 "waivers". The applicant is proposing to construct an addition to their existing single-family dwelling on Sesame Street. I advised the applicant a waiver request may be more appropriate than a variance. The subject parcel is located in a high density residential zone which requires a 25' setback from the Town road right-of-way.

The Planning Commission and the Selectboard just finalized a new waiver provision within the Zoning Bylaw. The waiver provision has been in the Bylaw for some time, but changes were made to allow a little more liberal application of zoning standards. The new waiver provision allows the DRB to hold a public hearing and reduce dimensional standards under certain circumstances.

In this case, the applicant would like to construct a 12'x20' addition (sunroom) to the front of their home. The proposed addition would extend into the setback area by 4' providing a 21' road right-of-way setback instead of 25'. It is important to note that a deck attached to the front of the house already extends into the setback area and the addition will not protrude any further than the deck.

The applicant feels that the waiver provision is applicable in this case for two reasons. First, it is a reasonable expansion of the existing use because of limitations based on structure placement. Second, and mainly, the applicants have a special needs son and the addition is to accommodate him as described in the narrative submitted.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

The waiver request does not exceed 50% of the 25' setback and will not in my opinion change the character of the neighborhood. In addition, I know nothing related to this request that would not be in compliance with the Town Plan or any State of Vermont Planning goals. The 4' waiver is minimal for gain in use of the property and what it means to this family.

I recommend approval of this request for a 4' waiver of the Zoning Bylaw Article 2, table 2.2 under high density residential for street setback.

ADDITIONAL COMMENTS:

Valentinetti questioned the difference between a waiver and variance. Violette explained the difference between the two and explained why the Farnham variance was denied versus a waiver that was done for the VFW.

Reaves questioned the placement of the addition. Violette states that the addition will not come out further than the current porch.

MOTION & RECOMMENDATION:

A motion by Reaves, seconded by Sanborn, the Development Review Board voted unanimously to approve the Request by John Sell for a 4' waiver of street setback for construction of a 3-season porch to existing single-family dwelling at 15 Sesame Street; Parcel ID 037/083.01 zone: High density residential. AU-1700006

G. SUBDIVISION REVIEW

PRELIMINARY REVIEW

Murray Estate

Request by James Murray Estate, Pete Murry, for preliminary review of a 2-lot subdivision of land located at 408 & 416 Beckley Hill Rd; Parcel ID 008/018.00; Zoned: Low density residential; P-17000018

Consultant: Chase & Chase

Date: November 3, 2017

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a preliminary 2 lot subdivision request that is also on this same agenda for final consideration. The subject parcel is 8.12 acre in size (assessing show it as 7.5 acres) located in a low density residential zone. Low Density zoning requires a minimum lot size of 2 acres

when using onsite water and septic. The road frontage requirement is 200’.

The existing lot (8.12 acres) currently has two single-family residential dwellings located on it, each with their own onsite septic systems and water supply. The proposed subdivision will create two lots, placing each of the dwellings on its own lot.

Lot 1 is proposed to be 3.47 acres with nearly 252’ of road frontage along Beckley Hill Road. As mentioned, it has its own waste water and water supply. A replacement leachfield is shown as is required by the State of Vermont. The existing driveway from Beckley Hill Road will be used for access.

Lot 2 is proposed to be 4.65 acres with nearly 335’ of road frontage along Beckley Hill Road. This dwelling also has an existing waste water and water supply. A replacement leachfield is also shown. A portion of the leachfield for this lot crosses over onto lot 1 so an easement will be necessary from lot 1 in favor of lot 2. Like lot 1, lot 2’s access will be by way of the existing driveway from Beckley Hill Road.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Other than two new septic systems being shown for the two houses, very little else is changing. All existing structures meet setback and both lots more than conform. Zoning actually prohibits two houses on one lot, so this subdivision actually brings the lot into conformance (previously was grandfathered).

I recommend preliminary approval of this 2-lot subdivision and move it to final.

ADDITIONAL COMMENTS:

No additional comments.

MOTION & RECOMMENDATION:

A motion was made by Sanborn and seconded by Reaves the Development Review Board voted unanimously to approve the Request by James Murray Estate, Pete Murry, for preliminary review of a 2-lot subdivision of land located at 408 & 416 Beckley Hill Rd; Parcel ID 008/018.00; Zoned: Low density residential; P-17000018

Roberts

Request by Kendall and Susan Roberts for preliminary review of a 2 -lot subdivision of land located at 135 W Cobble Hill Rd; Parcel ID 034/087.01; Zoned: High density residential; P-17000019

Consultant: Chase & Chase

Date: November 3, 2017

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a preliminary 2 lot subdivision request that is also on this same agenda for final consideration. The subject parcel is 10 acres in size located in a high density residential zone. High density zoning requires a minimum lot size of 1/3 acre with municipal water and sewer. The road frontage requirement is 110'.

As noted above, the applicants own a 10-acre parcel of land that contains their homestead. The existing house is served by municipal sewer (Barre Town), water is onsite. Access is provided by a driveway from West Cobble Hill Road.

The proposed subdivision creates lot 2, a 4.45-acre parcel with almost 205' of road frontage along West Cobble Hill Road. The proposal calls for this lot to be used for the construction of a new single-family dwelling. Municipal water (Barre City) and Municipal sewer (Barre Town) will serve the proposed new house. The sewer is shown to be by force main (pumped). Access will be from the lots road frontage to West Cobble Hill Road.

The remaining land with the applicant's homestead, lot 1, will be 5.55 acre in size. Nothing changes with this lot except for the land reduction.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

This is a fairly straightforward subdivision request.

I recommend preliminary approval of this proposed 2 lot subdivision and moving it to final later on this month's agenda.

ADDITIONAL COMMENTS:

Violette states that we have had neighbors inquiring about what was going on but once Violette explained what was happening they were fine.

No additional comments.

MOTION & RECOMMENDATION:

A motion was made by Reaves and seconded by Valsangiacomo, the Development Review Board voted unanimously to approve the Request by Kendall and Susan Roberts for preliminary review of a 2 -lot subdivision of land located at 135 W Cobble Hill Rd; Parcel ID 034/087.01; Zoned: High density residential; P-17000019

- 1) WARNED PUBLIC HEARINGS

Toni Tofani 2-lot subdivision (Final)

Request by Toni Tofani for final review of a 2- lot subdivision of open land located off West Road; Parcel ID: 005/145.00; Zoned: Low density residential. P-17000006

Consultant: Glenn Towne & Paul Taylor

Date: November 3, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing (continued from October). This request was preliminarily approved in July but was continued in August, September, and October due to the plans not being ready for final approval. This request is a two-lot subdivision for the purpose of creating a 4.49-acre lot. The subject parcel is in a low density residential zone which requires a minimum lot size of 2 acre when onsite water and sewer is being used (as is the case with this request) and 200' of road frontage or if no road frontage access by way of a 25' right-of-way (at a minimum). The parcel is in a residential area off West Road with fairly large wooded and open lots.

The parent parcel is 69.53 acres (lot 6) in size and has over 2,000' of road frontage along Snowbridge Road. While the parcel has road frontage along Snowbridge Road, its main access is from West Road by way of two right-of-way's (50' and 40'). This lot is remaining land from a previous 6-lot subdivision which created numerous lots along West Road and one on Snowbridge Road (P-11000005 06/28/11).

The proposed subdivision will create a 4.49-acre (lot 7) parcel leaving the remaining land (lot 6) at 65.04 acres. The only development planned at this time for the new lot that I am aware of is a 30'x40' garage (permit just issued Z-17000068). The garage will have onsite water and sewer serving it (septic plans have been submitted).

We received an updated plan on September 18th but it was not acceptable. Two things, first, there is still not a defined dedicated access to the new lot (lot 7), and second, a lot from the original subdivision (lot 5 Snowbridge Road) is gone from the plan and its acreage has been added back into the remaining land (lot 6). Whereas the first plan submitted for this subdivision showed the current acreage of the lot being subdivided (lot 6) as being 69.53 (which is accurate compared to the tax records) it is now shown to be 67.25 acres which is the 69.52 plus the 2.21 for lot 5 (now gone) less the 4.49 acres for the new lot, lot 7. This subdivision appears to eliminate a lot previous created and it can't do that.

Other issues with the original plan are better with regarding to previous references and abutters, but the issues above are serious and with the rather slow reaction to editing the

map, I have little hope it will be accurate for the hearing.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

I did speak with Paul Taylor just after the October meeting and explained the short comings of the most recent plan submittal. However, as of this writing I haven't heard back from anybody. I tried to call Paul but was unsuccessful while writing this report. The main reason I wanted to talk to him was to advise him that I will recommend a continuance one more time but that this is it. If acceptable plans are not submitted either before this meeting or before the December meeting, I will recommend denying this request.

ADDITIONAL COMMENTS:

Violette wanted to make sure that the Board understands that it is not Paul Taylor, who is holding the process up. Mr. Taylor had been working very hard to get the survey map done. Mr. Towne has not been very responsive to making the changes in a timely manner. Mr. Towne is not in town until December 10, 2017.

MOTION & RECOMMENDATION:

A motion by Nicholson, seconded by Reaves, the Development Review Board moved to continue the request by Toni Tofani for final plat approval date certain to December 13, 2017 of a two-lot subdivision of his land located at West Road; Parcel ID; 005/145.00; Zoned; low density residential; P-17000006

Booth Living Trust/Benoit BLA

Request by Gordon Booth Living Trust and John and Pamela Benoit for final review of a boundary line adjustment of land located off Airport Rd; Parcel ID 005/109.00 & 005/109.04; Zoned Low density residential; P-17000017& P-17000020

Consultant: Wayne Lawrence

Date: November

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a warned public hearing for the purpose of final plat approval of a proposed boundary line adjustment (BLA) between abutting property owners. The subject parcel is in a low density residential zone which requires minimum lot sizes of 2 acres and 200' of road frontage.

The proposal calls for Booth Living Trust to convey 20.07 acres of open land to abutter John and Pamela Benoit. The Booth property is currently ?? in size while the Benoit's property is

65.9 acres. This BLA would remove a 1,170.51' property line and combining the 20.07 acres with the land of Benoit and adding nearly 750' of road frontage. Benoit's property would now be 85.97 acres in size with ample overall road frontage. The land being added to Benoit is undeveloped and no known features are impacted by the line change. Booth's parcel reduces to ??? and still has over 2000' of road frontage along Airport Road.

The Benoit parcel was originally created out of this same parcel as a 48-acre lot (10/20/2014 P-14000008) and then 17.9 acers was added (June 5, 2015 P-15000004 & P-15000005) as part of a BLA with the same Booth parcel.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

This is a simple case of one land owner adding acreage from an abutting property owner. The 20.07 acres is being created to become part of the Benoit property, so a merger deed will have to be executed from Benoit to Benoit.

With consideration to the conditions below, I recommend approval of the boundary line adjustment between Booth Living Trust and John and Pamela Benoit.

- 1) To complete this boundary line adjustment, a deed combining the 20.07 acres with lands of Benoit into one parcel of 85.97 acres must be completed within 90 days. Said deed must also clearly state that this land is merged,
- 2) One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
- 3) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
- 4) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
- 5) No changes to the approved plan can 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.
- 6) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision/ BLA.

ADDITIONAL COMMENTS: Jon Valsangiacomo has recused himself.

Nicholson discloses that he does have business interest with the Benoit's but not on this

project.

Valentinetti questioned if in condition number 6 where it states, “nullification of this subdivision” if that should say “boundary line adjustment” instead. Violette states that it is just about the same thing, but we can change it BLA instead of subdivision. Valentinetti would also like to fix the type-o in number 5 where it says “a proposed change” it should be “a proposed change”.

MOTION & RECOMMENDATION:

A motion by Reaves, seconded by Sanborn, the Development Review Board voted to unanimously approve the Request by Gordon Booth Living Trust and John and Pamela Benoit for final review of a boundary line adjustment of land located off Airport Rd with the conditions 1-6 listed above; Parcel ID 005/109.00 & 005/109.04; Zoned Low density residential; P-17000017& P-17000020

Murray Estate (Final)

Request by James Murray Estate, Pete Murry, for final review of a 2-lot subdivision of land located at 408 & 416 Beckley Hill Rd; Parcel ID 008/018.00; Zoned: Low density residential; P-17000018

Consultant: Chase and Chase

Date: November 3, 2017

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a warned public hearing for the purpose of considering approval of a 2 lot subdivision request. Final consideration assumes preliminary approval early on this month’s agenda. The subject parcel is 8.12 acre in size (assessing show it as 7.5 acres) located in a low density residential zone. Low Density zoning requires a minimum lot size of 2 acres when using onsite water and septic. The road frontage requirement is 200’.

The existing lot (8.12 acres) currently has two single-family residential dwellings located on it, each with their own onsite septic systems and water supply. The proposed subdivision will create two lots, placing each of the dwellings on its own lot.

Lot 1 is proposed to be 3.47 acres with nearly 252’ of road frontage along Beckley Hill Road. As mentioned, it has its own waste water and water supply. A replacement leachfield is shown as is required by the State of Vermont. The existing driveway from Beckley Hill Road will be used for access.

Lot 2 is proposed to be 4.65 acres with nearly 335’ of road frontage along Beckley Hill Road.

This dwelling also has an existing waste water and water supply. A replacement leachfield is also shown. A portion of the leachfield for this lot crosses over onto lot 1 so an easement will be necessary from lot 1 in favor of lot 2. Like lot 1, lot 2's access will be by way of the existing driveway from Beckley Hill Road.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Other than two new septic systems being shown for the two houses, very little else is changing. All existing structures meet setback and both lots more than conform. Zoning prohibits two houses on one lot, so this subdivision brings the lot into conformance (previously was grandfathered).

I recommend final plat approval of this 2-lot subdivision for the James Murray Estate with consideration to the following conditions:

- 1) Final plans shall show the approximate location of the existing septic system for 408 Beckley Hill Road (lot 2).
- 2) All easements and/or rights-of-way, as shown on the final (stamped approved) plans by Chase and Chase Surveyors and Septic Designers, Inc., shall be created when the need arises to fulfill the development as proposed and approved.
- 3) One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
- 4) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning 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 provided to the Planning and Zoning Office within 30-days of final approval.
- 6) No changes to the approved plan can 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.

ADDITIONAL COMMENTS:

Valentinetti would like the type - o number 6 where it says "an proposed change" it should

be “a proposed change”.
No other comments.

MOTION & RECOMMENDATION:

A motion by Sanborn, seconded by Reaves, the Development Review Board voted to unanimously approve the Request by James Murray Estate, Pete Murry, for final review of a 2-lot subdivision of land located at 408 & 416 Beckley Hill Rd with the following conditions 1-7; Parcel ID 008/018.00; Zoned: Low density residential; P-17000018

Roberts (Final)

Request by Kendall and Susan Roberts for final review of a 2 -lot subdivision of land located at 135 W Cobble Hill Rd; Parcel ID 034/087.01; Zoned: High density residential; P-17000019

Consultant: Chase & Chase

Date: November 3, 2017

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a warned public hearing for final consideration of a proposed 2 lot subdivision request. Final consideration assumes preliminary approval earlier on this same agenda. The subject parcel is 10 acres in size located in a high density residential zone. High density zoning requires a minimum lot size of 1/3 acre with municipal water and sewer. The road frontage requirement is 110’.

As noted above, the applicants own a 10-acre parcel of land that contains their homestead. The existing house is served by municipal sewer (Barre Town), water is onsite. Access is provided by a driveway from West Cobble Hill Road.

The proposed subdivision creates lot 2, a 4.45-acre parcel with almost 205’ of road frontage along West Cobble Hill Road. The proposal calls for this lot to be used for the construction of a new single-family dwelling. Municipal water (Barre City) and Municipal sewer (Barre Town) will serve the proposed new house. The sewer is shown to be by force main (pumped). Access will be from the lots road frontage to West Cobble Hill Road.

The remaining land with the applicant’s homestead, lot 1, will be 5.55 acre in size. Nothing changes with this lot except for the land reduction.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Straightforward subdivision request, not concerns.

With consideration to the conditions below, I recommend final plat approval of this 2-lot subdivision for Kendall and Susan Roberts.

- 1) One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
- 2) Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
- 3) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
- 4) No changes to the approved plan can 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.
- 5) Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

ADDITIONAL COMMENTS:

No additional comments.

MOTION & RECOMMENDATION:

A motion by Valsangiacomo, seconded by Sanborn, the Development Review Board voted to unanimously approve the Request by Kendall and Susan Roberts for final review of a 2 -lot subdivision of land located at 135 W Cobble Hill Rd with the conditions 1-5; Parcel ID 034/087.01; Zoned: High density residential; P-17000019

Fecteau Residential PUD

Request by Fecteau Residential Inc for final review of a major subdivision of land and Planned Unit Development that, as proposed, would create 47 new lots with up to a total of 90 new living units located off Beckley Hill Road and Daniels Drive; Parcel ID 008/035.00; Zone: high density residential; P-17000003

Consultant: Wilson Consulting

Date: November 3, 2017

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER**

This is a warned final public hearing continued to this month from the October meeting.

There are still numerous things that are being worked on for this project and nothing new has been submitted for this meeting. While not seeking a continuance as such, I believe the applicant and consultant will be in attendance but not sure what if anything new they will present.

I can report though that the Selectboard as conceptually approved taking over the proposed infrastructure after the applicants met with them a few weeks ago.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

I recommend continuing this final request date certain to the December 13, 2017 meeting.

ADDITIONAL COMMENTS:

Violette states that they have a letter from Wilson Consulting updating the Board on the design progress.

J. Fecteau states that they have been working with the City of Barre on the water issue. Fecteau states that the City has done a flow test which provided some funny readings. Fecteau states that they (the City) are taking the water from Richardson Rd and there is a pressure reducing valve at the bottom of Richardson Rd with 250 pounds of pressure and at the end of Daniels Dr. flow test showed 125 pounds of pressure. When they opened the valve, it went down to about 65 pounds of pressure. Fecteau states that he is not expert in the matter, but this is his understanding after meeting with the City of Barre; that there is something in the pressure valves that is not working properly therefore the City is going to do some more testing ahead of those valves to see if it is something wrong in the system or if they can isolate the issue to those valves. Fecteau states that it will take them 30-45 days to run all those tests. Fecteau states that the storm water is being worked on and when that is done, Wilson Consulting will get the design plan to the Town for their own independent consultant to review. Fecteau notes that Chase and Chase are working on a final plat for the subdivision. J. Fecteau feels that they will not be ready for December but should be ready for January. Fecteau's would like a continuance until the January 10, 2018 meeting.

MOTION & RECOMMENDATION: Jon Valsangiacomo recused

A motion was made by Reaves and seconded by Neddo the Development Review Board voted to continue the request by Fecteau Residential Inc for final review date certain to January 10, 2017

of a major subdivision of land and planned unit development that, as proposed, would create 48 new lots with a total of 90 new living units located off Daniels Drive and Beckley Hill Rd; Parcel ID 008/035.00; Zone: high density residential; P-17000003

J. SITE PLAN REVIEW

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

Bilodeau

Request by Mike Bilodeau for minor site plan review in accordance with Barre Town Zoning Bylaw Article 4, sec 4.15 for the creation of a 4-unit mobile home park on open land adjacent to 770 East Barre Road (Rt. 302); Parcel ID 006/068.01; Zone: highway commercial; SP-17000003

Consultant: Brad Ruderman & Associates, Inc.

Date: November 3, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing (**continued from the October meeting**) for the purpose of site plan review in accordance with Article 4, section 4.15 of the Barre Town Zoning Bylaw. The applicant is proposing to create a four-unit mobile home park and site plan review and approval is required.

Latest comments bold:

A conditional use permit was granted for this use at the August meeting. At the last meeting, the applicant **did not appear. However, he did come into the Planning Office the following day and submitted a new plan. He explained he did not attend the meeting the night before because he had his dates mixed up, thinking the meeting was the following Wednesday.**

We have now received a jurisdictional opinion from VTrans stating that the existing access to Dollar General and the applicant's other property is sufficient and no further permitting is necessary. We have also received a letter from the City of Barre showing their ability to serve this project with water as well as a letter from the Town showing our ability to provide sewer service (both presented at the September meeting).

The applicant has provided an engineering sketch of the proposed project. The sketch shows

access from East Barre Road (US Rt. 302) by way of an existing access that is currently shared with another lot owned by the applicant and the Dollar General Store. What is currently a 25' easement to the lot in question is shown to be increased by the applicant to a 50' wide easement.

The four mobile homes are depicted on the subject lot as being 25' apart from one another and meeting the required zoning setback and setback from the Jail Branch River. A 20' separation is required.

The mobile homes are proposed to be small homes at 8' wide and 53' long.

Stormwater is proposed to sheet flow to the rear of the parcel and into the Jail Branch River.

A row of screening trees is shown on the plans as well.

A new plan was presented at the September meeting showing parking for the 4th unit but did not show the lighting plan or revised landscaping. Discussion **in September** focused mostly on the landscaping plan and how the plan should accurately reflect it. The board wants to see a new plan showing the street lights and the number and types of trees that are going to be used for screening. It was also asked that plans be submitted to the Planning Office prior to the meeting.

The new plan submitted the day after the October meeting show, I believe, all the lights that the DRB was looking for. In addition, the landscaping or screening is shown to be arborvitae or spruce hedge. Parking appears to be adequate for the four homes.

Town Engineer, Harry Hinrichsen decided to submit comments at this point. I would note that he has been aware of this project from the beginning and is just now submitting his comments. His comments are below.

STAFF REPORT/REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER

I have reviewed the plans for this site and have the following comments:

- Show more detail on the fill area where the mobile homes are to be placed. Do this by providing spot grade elevations at each corner at top of slope. Provide a note for the estimated amount of fill material required for this area.
- Confirm water pipe service material type and configuration of curb stop shut-offs with Barre City. The plan calls out P.E. pipe and Barre City usually requires copper.
- Show the location and size of the sewer pipe for the proposed sewer service line to this parcel in the utility easement across the Dollar General parcel. The minimum PVC line size should be 6". A sewer manhole should be provided where the cleanout on the plans is currently shown. New Clean-outs (3) should be provided at each change in alignment on the 6" line and at intervals of no more than 80'.

ADDITIONAL COMMENTS:

Bilodeau states that he has met all of Harry's concerns about the project. He has confirmed the copper piping uses, the grade is going to be taken down therefore no need for fill, and they have shown the clean outs and the size of the sewer pipe. The landscaping is now shown on the map.

Valsangiacomo states that the Board wanted to see final plans before approving, which Mr. Bilodeau has presents.

MOTION & RECOMMENDATION:

A motion was made by Valsangiacomo, seconded by Sanborn, the Development Review Board voted to unanimously approve the Request by Mike Bilodeau for minor site plan review for the creation of a 4-unit mobile home park on open land adjacent to 770 East Barre Road (Rt. 302); Parcel ID 006/068.01; Zone: highway commercial; SP-17000003

K. CONCEPTUALS NONE

L. FOLLOW-UPS: NONE

M. CORRESPONDENCE- NONE

STATE
TOWN
MISCELLANEOUS

N. ROUNDTABLE:

O. ADJOURN!

On a motion by Valsangiacomo, seconded by Valentinetti, the Development Review Board voted unanimously to adjourn @ 8:00pm.

Respectfully Submitted,

Emily Marineau

Mark Nicholson, Chair

Cedric Sanborn

Charlie Thygesen Sr.

Mark Reaves

Jon Valsangiacomo

Angela Valentinetti

Jim Fecteau

Chris Neddo

DRAFT