

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR JANUARY 11, 2017

The Barre Town Development Review Board held a public meeting & hearings on Wednesday, January 11, 2017 at 7:05 p.m. at the Municipal Offices, Websterville, Vermont

### **Members Present:**

Shaun Driscoll	John Hameline
Charlie Thygesen Sr	Greg Richards
Mark Reaves	Mark Nicholson

### **Members Absent:**

Cedric Sanborn  
Jon Valsangiacomo

### **Others Present:**

None

### **Staff Present:**

Chris Violette

- 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 – NONE
- E. APPROVE MINUTES

**Motion by Reaves, seconded by Driscoll, the board voted unanimously to approve the November 9, 2016 and the December 14, 2016 minutes.**

- F. NON AGENDA ITEMS (max 10 minutes)
- G. SUBDIVISION REVIEW NONE
  - 1) PRELIMINARY REVIEW
  
  - 2) WARNED PUBLIC HEARINGS –

**APPLICANT:                    **Estes BLA****

**Request by Tom & Sarah Estes for final plat approval of a boundary line adjustment between two lots owned by the applicants. Subject parcels are located at 10 Terry Court; Parcel ID's 002/029.03 & .06; P-16000012 & P-16000013.**

Consultant: Wayne Lawrence

Date: January 6, 2017

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

This is a warned public hearing for final plat review and possible approval. The application is for a boundary line adjustment between two lots that are owned by the applicants. The subject parcel is in a medium density residential zone which requires lot sizes of 2 acres and 200' of road frontage.

The applicants own two parcels, one with a house located on it (2.6 acres) and one that is open land (4.3 acres). The proposed BLA involves a very small piece of land (.12 acres) between the two parcels that if approved would basically straighten out the common boundary line.

After the BLA the homestead parcel will be 2.48 acres and the undeveloped parcel will be 4.42 acres.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I recommend approval of this simple boundary line adjustment with consideration to the suggested conditions below:

- 1) To complete this boundary line adjustment, a deed conveying the .12 acres from the Estes's homestead lot to their undeveloped parcel must be completed within 30 days.
- 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 an 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.

**ADDITIONAL COMMENTS:**

There were no comments

**MOTION & RECOMMENDATION:**

*On a motion by Reaves, seconded by Driscoll, the Development Review Board voted unanimously to approve the boundary line adjustment by Tom and Sarah Estes; Approval is subject to conditions 1 – 6 as noted in the Planning Officers staff report;*

**DISCUSSION:**

None members that participated during review:

None

**H. SITE PLAN REVIEW NONE**

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

**I. CONDITIONAL USE REVIEW (WARNED PUBLIC HEARINGS) NONE**

**J. VARIANCES (WARNED PUBLIC HEARINGS)**

**K. CONCEPTUALS**

**L. FOLLOW-UPS**

**M. CORRESPONDENCE**

STATE  
TOWN  
MISCELLANEOUS

**N. ROUNDTABLE**

O. ADJOURN!

**On a motion by Reaves, seconded by Hameline, the Development Review Board voted unanimously to adjourn @ 7:25pm.**

Respectfully Submitted,

Chris Violette

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Mark Nicholson, Chair

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Cedric Sanborn

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Mark Reaves

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Jon Valsangiacomo

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Jim Fecteau

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Charlie Thygesen Sr.

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Shaun Driscoll

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Greg Richards

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John Hamelin