

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR FEBRUARY 08, 2017

The Barre Town Development Review Board held a public meeting & hearings on Wednesday, February 08, 2017 at 7:05 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Shaun Driscoll John Hameline
Greg Richards Mark Nicholson
Mark Reaves Cedric Sanborn
Jon Valsangiacomo

Members Absent:

Charlie Thygesen Sr

Others Present:

Don Ennis
Jeff Blow

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 – NONE
- E. APPROVE MINUTES

Motion by Sanborn, seconded by Hameline, the board voted unanimously to approve the January 11, 2017 minutes.

- F. NON AGENDA ITEMS (max 10 minutes)
- G. SUBDIVISION REVIEW NONE
 - 1) PRELIMINARY REVIEW

- 2) WARNED PUBLIC HEARINGS –

APPLICANT: Blow/Ennis BLA

Request by Jeff & Karen Blow and Donald & Alice Ennis for final plat approval of a boundary line adjustment on property located behind 26 Highland Crofts; Parcel ID's: 017/026.00 & 017/026.08; Zoned: high density residential; P-17000001 & P-17000002.

Consultant: Chase & Chase

Date: February 3, 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 abutting property owners. The subject parcels are in a high density residential zone which requires lot sizes of 1/3 acres and 110' of road frontage.

The applicants are proposing to swap a .65-acre section of land that sits behind the Ennis property. Currently the Ennis property is .91 acres and the Blow property is 48.1 acres. The .65 acres would be combined with the Ennis property to create a new parcel of 1.57 acres. No road frontage is involved and no setbacks or other encumbrances are impacted. The .65 acres must be merged by deed with the Ennis home lot. The Blow property reduces to 47.45 acres.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

With consideration to the consideration below, I recommend approval of the BLA.

- 1) To complete this boundary line adjustment, a deed conveying the .65 acres from Blow to Ennis must be completed within 30 days. Said deed (or a separate quit claim deed) must also clearly state that this land is merged, combined as one lot of 1.56 acres.
- 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.

ADDITIONAL COMMENTS:

There were no comments

MOTION & RECOMMENDATION:

On a motion by Sanborn, seconded by Reaves, the Development Review Board voted unanimously to approve the boundary line adjustment by Jeff Blow and Don Ennis; 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 Sanborn, seconded by Reaves, the Development Review Board voted unanimously to adjourn @ 7:30pm.

Respectfully Submitted,

Emily Marineau

Mark Nicholson, Chair

Cedric Sanborn

Charlie Thygesen Sr.

Mark Reaves

Shaun Driscoll

Jon Valsangiacomo

Greg Richards

Jim Fecteau

John Hamelin