

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR MARCH 9, 2016

The Barre Town Development Review Board held a public meeting & hearing on Wednesday, March 9, 2016 at 7:02 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Cedric Sanborn, Vice Chair
Charlie Thygesen
Shaun Driscoll
Greg Richards
Jon Valsangiacomo

Members Absent:

Mark Nicholson
Mark Reaves

Others Present:

Staff Present:

Chris Violette – Planning & Zoning Director

- 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
On a motion by Driscoll, seconded by Richards, the Development Review Board voted to approve the minutes from February 10, 2016
- F. NON AGENDA ITEMS (max 10 minutes)
- G. SUBDIVISION REVIEW
 - 1) PRELIMINARY REVIEW
 - 2) WARNED PUBLIC HEARINGS

APPLICANT: **THYGESEN / GRANGE**

Request by Charles & Beverly Thygesen and Perry & Kathleen Grange for a boundary line adjustment for property located off Meadow Wood Drive; Parcel ID 022/024.00 & 022/019.00;

Zoned: High Density Residential; P-15000021 / 22

Consultant: Chase and Chase

Date: March 3, 2016

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

This is a warned public hearing (continued from the February meeting) for the purpose of a boundary line adjustment between two neighboring property owners. The subject properties are located off Meadow Wood Drive in a high density residential zone with minimum lot sizes of 1/3 of an acre when municipal sewer and off-site water is used.

The Thygesen lot is around 60 acres in size while the Grange parcel is .33 acres. The proposal calls for .33 acres to go from Thygesen to Grange doubling the size of the Grange lot to .66 acres. The Grange lot would also pick up additional 50 feet of road frontage. Both lots will remain conforming as a result of the BLA. There does not appear to be any current feature that would be affected by the proposal such as building setback, easements etc.

This request was continued from last month to this month based on the fact the applicants had not arrived at an agreement that would allow transfer off the .33 acres. Mr. Thygesen had not provided the Granges with a purchase price so they were not able to say whether they actually want the .33 acres. Because there was uncertainty surrounding the transfer of the .33 acres, the board felt another month would allow the two parties to discuss the matter and see if an agreement could be put into place.

As of the writing of this report, I am unaware of an agreement. I guess at this point we will have to see if by the time of the meeting an agreement is in place and act based on that.

The main concern is that if the lot for the BLA is created, it must transfer, it cannot remain a standalone lot and at this point there is no guarantee that it will transfer and be merged.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

If no agreement in place by meeting time, I suggest denying without prejudice.

ADDITIONAL COMMENTS:

Valsangiacomo & Thygesen recused

Thygesen stated that the Grange's made a counter offer; Thygesen needs more time to explore the offer.

MOTION & RECOMMENDATION:

On a motion by Sanborn, seconded by Driscoll, the Development Review Board voted to continue the request by Charles & Beverly Thygesen and Perry & Kathleen Grange for a boundary line adjustment for property located off Meadow Wood Drive until April 13, 2016; Parcel ID

022/024.00 & 022/019.00; Zoned: High Density Residential; P-15000021 / 22

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY: SANBORN
SECOND BY: DRISCOLL

ROLL CALL:

Mark Nicholson ABSENT
Charles Thygesen, Sr. RECUSED
Cedric Sanborn YES
Mark Reaves ABSENT
*Jim Fecteau ___

Jon Valsangiacomo RECUSED
Shaun Driscoll YES
Greg Richards YES
*John Hameline ___

**Alternate Development Review Board Members*

APPLICANT: **THYGESEN / SANBORN & HISLOP**

Request by Charles & Beverly Thygesen and Bruce Sanborn & Pamela Hislop for a boundary line adjustment for property located off Meadow Wood Drive; Parcel ID 022/024.00 & 022/018.00; Zoned: High Density Residential; P-15000023 / 24

Consultant: Chase and Chase

Date: March 3, 2016

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

This is a warned public hearing (continued from last month) for the purpose of a boundary line adjustment between two neighboring property owners. The subject properties are located off Meadow Wood Drive in a high density residential zone with minimum lot sizes of 1/3 of an acre when municipal sewer and off-site water is used.

The Thygesen lot is around 60 acres in size while the Sanborn/Hislop parcel is .33 acres. The proposal calls for .18 acres to go from Thygesen to Sanborn/Hislop increasing their lot to .51 acres. This BLA would add land to the rear of the Sanborn/Hislop property. Both lots will remain conforming as a result of the BLA. There do not appear to be any current feature that would be affected by the proposal such as building setback, easements etc.

This request was continued from last month to this month based on the fact the applicants had not arrived at an agreement that would allow transfer of the .18 acres. Because there was uncertainty surrounding the transfer of the .18 acres, the board felt another month would allow the two parties to discuss the matter and see if an agreement could be put into place.

As of the writing of this report, there is still no agreement in place that I am aware of. Unless something changes between now and the meeting, I do not believe this request is going to move forward.

The main concern is that if the lot for the BLA is created, it must transfer, it cannot remain a standalone lot and at this point there is no guarantee that it will transfer and be merged.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

If no agreement in place by meeting time, I suggest denying without prejudice.

ADDITIONAL COMMENTS:

Valsangiacomo & Thygesen recused

No new information – continuance.

MOTION & RECOMMENDATION:

On a motion by Driscoll, seconded by Richards, the Development Review Board voted to continue the request by Charles & Beverly Thygesen and Bruce Sanborn & Pamela Hislop for a boundary line adjustment for property located off Meadow Wood Drive until April 13, 2016; Parcel ID 022/024.00 & 022/018.00; Zoned: High Density Residential; P-15000023 / 24

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY: DRISCOLL
SECOND BY: RICHARDS

ROLL CALL:

Mark Nicholson ABSENT
Charles Thygesen, Sr. RECUSED
Cedric Sanborn YES
Mark Reaves ABSENT
*Jim Fecteau ___

Jon Valsangiacomo RECUSED
Shaun Driscoll YES
Greg Richards YES
*John Hameline ___

**Alternate Development Review Board Members*

APPLICANT: **BOOTH / SYSTO**

Request by Booth Living Trust and Matthew Systo for a boundary line adjustment for property located off Allen Street & Bridge Street; Parcel ID's 005/128.00 & 030/017.00; Zoned: Low Density Residential; P-16000001 & P-16000002

Consultant: American Consulting

Date: March 3, 2016

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

This is warned as a public hearing for the purpose of a boundary line adjustment between two abutting property owners. The subject parcels are both located in a low density zone requiring a minimum lot size of 1 acre when municipal sewer is used. The area is mixed use between residential and commercial/industrial on medium sized lots.

The plan calls for Mr. Booth to transfer 6 acres of land to abutter Systo. Exactly what that configuration looks like I am uncertain because we haven't seen plans as of yet. Not having plans makes it difficult for me to comment further.

There may be a need for a continuance because of not having plans to review. Mr. Booth has indicated that he is fine with that.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

ADDITIONAL COMMENTS:

Valsangiacomo recused.

No plans submitted; continue until April 13, 2016

MOTION & RECOMMENDATION:

On a motion by Driscoll, seconded by Richards, the Development Review Board voted to continue the request by Booth Living Trust and Matthew Systo for a boundary line adjustment for property located off Allen Street & Bridge Street until April 13, 2016; Parcel ID's 005/128.00 & 030/017.00; Zoned: Low Density Residential; P-16000001 & P-16000002

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY: DRISCOLL
SECOND BY: RICHARDS

ROLL CALL:

Mark Nicholson ABSENT
Charles Thygesen, Sr. YES
Cedric Sanborn YES
Mark Reaves ABSENT
*Jim Fecteau ___

Jon Valsangiacomo RECUSED
Shaun Driscoll YES
Greg Richards YES
*John Hameline ___

**Alternate Development Review Board Members*

3) CONCEPTUAL REVIEW

H. SITE PLAN REVIEW

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

APPLICANT: ONE BRIDGE STREET

Request by One Bridge Street for major site plan review for the proposed construction of a 6000 sq. ft. commercial building with parking and erosion control on property located off Bridge Street; Parcel ID 030/027.00; Zoned: Highway Commercial; SP-15000005

Consultant: Wilson Consulting Engineers

Date: March 3, 2016

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

This is a warned public hearing (continued from last month) for the second of two required hearings for the review of a major site plan. The first hearing was held in December and moved to January for the second hearing. Generally the plan met with approval of the board with the biggest issue centered on ensuring a second access from the site. The applicant has met with VTrans to discuss an access out to South Barre Road (Rt. 14) and had a partial traffic study completed. However, the applicant is still waiting to hear from VTrans and have just been notified VTrans wants a little more information. Mr. Carr has asked for another continuance.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Continue to April 13, 2016

ADDITIONAL COMMENTS:

Applicant is still waiting on VTrans. Applicant has stated that they've provided VTrans with everything they've asked for but VTrans still hasn't given them the L.O.I. for the curb-cut to RT 14.

No new information, recommend continuance.

MOTION & RECOMMENDATION:

On a motion by Driscoll, seconded by Richards, the Development Review Board voted to continue the request by One Bridge Street for major site plan review for the proposed construction of a 6000 sq. ft. commercial building with parking and erosion control on property located off Bridge Street until April 13, 2016; Parcel ID 030/027.00; Zoned: Highway Commercial; SP-15000005

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY:
SECOND BY:

ROLL CALL:

Mark Nicholson ABSENT
Charles Thygesen, Sr. YES
Cedric Sanborn YES
Mark Reaves ABSENT

Jon Valsangiacomo YES
Shaun Driscoll YES
Greg Richards YES

**Alternate Development Review Board Members*

3) CONCEPTUAL REVIEW

I. CONDITIONAL USE REVIEW (WARNED PUBLIC HEARINGS)

J. VARIANCES (WARNED PUBLIC HEARINGS)

K. FLOOD HAZARD REVIEW

L. APPEALS OF ZONING ADMINISTRATORS DECISIONS

M. OTHER

N. FOLLOW-UPS

O. CORRESPONDENCE

STATE
TOWN
MISCELLANEOUS

P. ROUNDTABLE

Q. ADJOURN!

Respectfully Submitted,

Heidi Bennett

Mark Nicholson, Chair

Cedric Sanborn

Charlie Thygesen Sr.

Mark Reaves

Shaun Driscoll

Jon Valsangiacomo

Greg Richards

Jim Fecteau

John Hamelin

DRAFT