

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR APRIL 10, 2019

The Barre Town Development Review Board held a public meeting & hearing on **Wednesday, April 10, 2019** beginning at 7:00 p.m. at the **Municipal Offices**, 149 Websterville Road, Websterville, Vermont.

MEMBERS PRESENT:

Chris Neddo, Jon Valsangiacomo, William Wolfe, Mark Reaves, Charlie Thygesen, Mark Nicholson

MEMBERS ABSENT:

Cedric Sanborn, Angela Valentinetti

STAFF PRESENT:

Chris Violette

OTHERS PRESENT:

None

CHANGES TO THE AGENDA:

Mr. Nicholson asked whether there were any changes to the agenda. Mr. Violette indicated that he didn't have any nor did anybody else.

APPROVAL OF MINUTES:

Mr. Neddo made a MOTION to approve the March 13, 2019 minutes. Mr. Wolfe seconded the motion. All voted in the affirmative.

Before approval there was a brief discussion about not having a majority of those that attended the March meeting in attendance at this meeting to sign the minutes. Clarification was offered that you don't need a majority to approve the minutes.

WARNED PUBLIC HEARING:

Agenda Item – **Site Plan 1: Vermont Creamery, LLC**

Request by Vermont Creamery, LLC for site plan review (phase 2) to construct a 5,450 SF addition and site upgrades on property located at 40 Pitman Road in the Wilson Industrial Park; Parcel ID: 006/033.00; Zoned Industrial; SP19000001.

Consultant: Civil Engineering Associates, Inc.

Date: April 5, 2019

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing for the purpose of considering a site plan application for the Vermont Creamery located in the Wilson Industrial Park. The creamery is proposing a second phase of construction which will add 5,450± to their existing facility which currently is approximately 70,217 SF prior to the phase 1 addition which will add approximately 8,113 SF. Phase 1 received site plan approval on March 13, 2019.

Phase 2 proposes to construct an addition onto the West side (rear) of the existing building totally approximately 5,450 sf. In addition, Civil Engineering notes that 6,920 SF of existing pavement will be removed with 21,600± of new pavement being added, 2,100 SF of new impervious surface is being created. All stormwater will be collected via underground piping or existing swales and be directed towards the onsite stormwater treatment area.

Below are the review standards, and my comments, for site plan approval in accordance with Article 5, section 5.6 (F)

1. The proposed land development as it complies with or compliments the policies, regulations, standards, and goals of the Town's Zoning Bylaw and its most recently adopted Town Plan; **The Wilson Industrial Park (park) is zoned industrial. The project complies with Barre Town's Zoning Bylaw because it is a permitted use and a use that has existed for many years within the park. The creamery, as a butter and cheese production facility is considered a light industrial use which is allowed within the park.**

The Barre Town Municipal Plan (the plan) supports economic development in many sections especially with the park. The creamery provides jobs and tax revenue in several forms and has been a good community member and park business.

2. The convenience and safety of vehicular movement within the site, and in relation to adjacent areas of vehicular movement. This includes consideration of access management in regard to entrances and exits for the subject site; **The proposed addition is located on the back side of the building and used primarily only by trucks going to the loading dock. The addition will not allow trucks to back up as far as they would have before, but it doesn't interfere with any vehicular movement as it relates to safety. In addition, the expansion of the paved parking area will give trucks a safe turning radi to maneuver accordingly. No access from the road are being impacted by this modification.**

3. The convenience and safety of pedestrian movement within the site, and in relation to adjacent areas of pedestrian movement. Also included for consideration is the relationship to any pedestrian access deemed necessary for adjacent properties and along public roads; **The proposed alterations are not near pedestrian movement areas as such should not impact the safety of pedestrians.**

4. Storm water and drainage to insure adequate consideration of storm water runoff and drainage issues in order to minimize the impacts of any development project on the adjacent property, the environment, and the Town. The applicant shall bear the responsibility for obtaining and meeting any and all permitting requirements of the appropriate state agency. The Town Engineer shall review the storm water runoff and drainage plan and shall approve the site plan and sign off on the design before the project may be approved; **Site stormwater will increase due to the expansion of impervious surface. However, phase 1 approved a significant new stormwater management plan and any runoff from the addition and site improvements will be directed to the stormwater retention areas as planned.**

5. The protection of historic or natural environmental features on the property under review, as well as on the adjacent areas; **There are no known historic or natural environmental features that anybody is aware of. Being part of the Wilson Industrial park, many construction projects have taken place here and in other locations without any concerns being noted. The subject building, excluding previous additions, was the first building built in the Wilson Industrial Park in the mid 1970's.**

6. The impact of new development on public utilities such as water and sewer infrastructure and on other users/consumers; **Civil Engineering states in their narrative that no increase water or sewer use is expected at this time. As such there should be no additional impact on town services. The creamery did recently add several additional sewer allocations to be in line with current usage.**

7. Signage that meets or exceeds the criteria established in this Bylaw, Article 7, Sec. 7.5.; **No sign changes are being proposed.**

8. The utilization of renewable energy resources; **No renewable energy resources are being proposed with this project.**

9. Landscaping and/or screening to assist in mitigating undue impact of the proposed land development upon neighboring landowners; **This project is located on the rear of the building and will not likely be seen. No existing landscaping is being impacted and no new is proposed.**

10. The adequacy of parking as well as loading and unloading facilities including their impact on surrounding traffic patterns, in accordance with the provisions established in Article 3, Sec. 3.6 of this bylaw. **No increase in traffic flow is anticipated and no parking is being displaced. No new parking is being proposed.**

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

This project continues to allow the Vermont Creamery to improve their production efficiency. Little impact will be seen from this project and likely not seen at all. This is phase 2 of three phases that solidifies the Creamery in the Wilson Industrial Park as a good business and employer. Civil Engineering has provided detail engineering plans which meet or exceed Barre Town's site plan review standards.

I recommend approval of this site plan request.

Because this request is of a major category it requires two hearings. However, because of the substantial review phase 1 received and the fact that this addition and site improvements are not tremendously significant in the big picture, should the DRB consider making this their final decision and not requiring a second hearing?

Proposed conditions:

1. The final site plan by Civil Engineering Associates, INC, as presented and approved, shall be incorporated into this decision and shall be followed unless any changes are first discussed with Town staff for a determination of significance. If the overall purpose of the approval is not altered staff may administratively approve the changes, if staff determines that changes are significant enough, further review by the DRB may be required.
2. All required state permitting shall be obtained including, but not necessarily limited to: Act 250, wastewater/water supply, stormwater, construction general permit, Division of Fire Safety. If any state permit or other requirement cannot be obtained or met, this approval will be declared null and void.
3. Best management practices shall be followed with regard to sediment and erosion control with such measures being monitored regularly to ensure that they are providing as intended and adequate control. Said sediment and erosion control measure shall be removed once vegetation has been established and the need for them has abated.
4. All other Town permits such as, water, building, access, and sewer shall be obtained (if applicable) before construction begins.

ADDITIONAL COMMENTS:

Mr. Violette summarized his staff comments which are included above. He indicated that nothing has changed with the plans since his review and noted that this project will hardly even be noticed given its location to the rear. No alteration to existing parking is taking place and that all new runoff will be controlled by the new stormwater management facility that will be built as part of phase 1. Mr. Violette recommends approval of the first of two required public hearing and offered suggested conditions as noted above.

Mr. Nicholson stated that there was nobody in the audience to speak, and asked Mr. Violette whether he'd had any inquires. Mr. Violette responded that he had not had any inquires about the project. Mr. Nicholson asked whether there is any reason why we wouldn't be able to waive the second hearing given the nature of the project and its location.

Mr. Violette suggested that because of the reason Mr. Nicholson mentioned and the fact that phase 1 had much more being proposed and there was no public comment or concern that maybe the second hearing could be waived.

Mr. Valsangiacomo suggested that waiving the second hearing would not give the applicant a chance to speak on the project considering there isn't anybody hear to represent them. Secondly, are we setting a precedence by not holding the second required hearing and would we be doing a disservice to the applicant by potentially setting up an appealable situation.

Mr. Violette noted that even though the applicant isn't here, it is unlikely that their attendance would offer new information because they had submitted a very detailed project description. He also noted that he thought this project is a little different than most when it comes to having a second hearing because of the fact this site just went through a two-meeting site plan for phase 1 and it is in the industrial park. But he did acknowledge not having a second hearing could be grounds for appeal.

There was a brief discussion about what makes this project a major vs's minor and why two hearings are required. Mr. Violette indicated that because of the existing building size, any addition puts the site plan under the major category.

Mr. Nicholson indicated that he'd like to do both hearings tonight and waive the second one but after hearing other board members points, he is concerned we might be doing a disservice to the applicant.

Mr. Reaves made a MOTION to approve the request by Vermont Creamery, LLC (first hearing move to second) for the major site plan approval as presented for the 5,450-sf addition. Mr. Wolfe seconded the motion, and it was unanimously approved.

During discussion, Mr. Violette noted for the record that the second hearing would be May 8, 2019.

OTHER:

A MOTION was made by Mr. Valsangiacomo to adjourn the meeting. Mr. Neddo seconded the motion and the Board voted unanimously to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Chris Violette

Mark Nicholson, Chair

Chris Neddo

Angela Valentineti

Jon Valsangiacomo

William Wolfe

Cedric Sanborn

Charles Thygesen Sr.

Mark Reaves

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