

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR May 8, 2019

The Barre Town Development Review Board held a public meeting & hearing on **Wednesday, May 8, 2019** beginning at 7:00 p.m. at the **Municipal Offices**, 149 Websterville Road, Websterville, Vermont.

MEMBERS PRESENT:

Chris Neddo, Mark Reaves, Charlie Thygesen, Mark Nicholson, Cedric Sanborn, Angela Valentinetti

MEMBERS ABSENT:

Jon Valsangiacomo

STAFF PRESENT:

None

OTHERS PRESENT:

David Marshall (VT Creamery)

CHANGES TO THE AGENDA:

Mr. Nicholson asked whether there were any changes to the agenda. None were noted.

APPROVAL OF MINUTES:

Mr. Sanborn made a MOTION to approve the April 10, 2019 minutes. Mr. Reaves seconded the motion. All voted in the affirmative. The minutes were not available for signature, that will occur at the next meeting.

WARNED PUBLIC HEARING:

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

Second hearing for request by Vermont Creamery, LLC for site plan review to construct a 5,450 SF addition and site upgrades (phase 2) 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.

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is the second of two required public hearings 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.

There are no changes to the plans or information from what was reviewed at the April 10th meeting. Comments below are the same for this hearing as they were for the last.

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 ensure 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.

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. Nicholson noted that this is the second hearing, nothing has changed since the first hearing.

Mr. Marshall of Civil Engineering was present representing Vermont Creamery. Mr. Marshall apologized to the board for missing last months meeting. Mr. Marshall noted that this is phase 2 which is for the addition to the rear as noted in Mr. Violette’s comments. Mr. Marshall went on to show the board phase 3 construction as well. Mr. Marshall noted that phase 3 construction will involve more water and sewer usage and that discussion with the Town will have to happen then, for now, the projects are mostly just moving things around to improve production.

Mr. Nicholson polled the board for any additional questions.

Ms. Valentinetti asked whether there had been anything else brought up last month? Mr. Nicholson stated, no, the plan is clean with little discussion.

Mr. Reaves and Mr. Nicholson noted that the second hearing is being held, even though there was some discussion last month about only having one, because our bylaw doesn’t allow for only one hearing. Having the second hearing is necessary to avoid an opportunity for appeal.

Mr. Reaves made a MOTION to approve the request by Vermont Creamery, LLC (second hearing – final approval) for the major site plan approval as presented for the 5,450-sf addition. Mr. Sanborn seconded the motion, and it was unanimously approved with conditions as noted in Mr. Violette’s comments above.

OTHER:

Mr. Nicholson asked whether there was anything else to come before the board. Hearing none.....

A MOTION was made by Mr. Sanborn to adjourn the meeting. Mr. Thygesen seconded the motion and the Board voted unanimously to adjourn the meeting at 7:08 p.m.

Respectfully submitted,

Chris Violette

_____ Mark Nicholson, Chair	_____ Chris Neddo
_____ Angela Valentinetti	_____ Jon Valsangiacomo
_____ William Wolfe	_____ Cedric Sanborn
_____ Charles Thygesen Sr.	_____ Mark Reaves