

March 11, 2014

DRB Members Present: Rich Curtis (Chair), Carol Welch, Mark Lane, Jeff Cueto, Steve Kappel, Ken Santor
DRB Members Absent: Gray Ricker, Betsy Catlin, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Greg Blake, Mikeljon Mascitti, Daniel Cote, Gladys Cote, Scott Graves

Call to Order: 7:0pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #-14-003, submitted by the Cote family

The Chair opened the review at 7:01pm by reading the warning: “Final plan review of Application #14-003, submitted by the Cote family, to subdivide their property located at 340 Sanders Circle. This proposal will divide the 24.38-acre parcel into 2 lots: One 7.88-acre building lot and a remainder lot of 16.5+/- acres with existing dwelling. The property is located in zone E – Agriculture/Forest Conservation, where the minimum lot size is 7 acres.” The applicants were sworn in at 7:02pm. The plan has not changed since the last hearing, though the boundary survey added one acre to the remainder lot. The power lines were added to the engineering plan. The applicants have received their wastewater and access permits.

Motion: I move to approve Application #14-003 as submitted. Made: Mr. Kappel, second: Mr. Santor

Vote on Motion: Passed 5-0

The application, survey and plan were stamped and signed by the Chair.

Conditional Use Review of Application #14-005, submitted by Greg & Roxanne Blake

The Chair opened the hearing at 7:10pm by reading the warning: “Conditional use review of Application #14-005, submitted by Greg & Roxanne Blake, to construct a 30’ x 30’ extension to the existing storage building on their property located at 1920 VT Rte. 14S. This is a non-conforming mixed use property with both apartments and leased warehouse space in the main building and owner-occupied warehouse space in the storage building. The Blakes are requesting an amendment to Conditional Use Permit #84-021 (previously amended by Zoning Permits #02-009 & #07-111) which governs the existing uses on the property. The property is located in Zone C – Residential/Commercial and is in the Conservation Overlay Area S, the aquifer protection zone.” The applicant was sworn in at 7:11pm. The applicant would like to extend the warehouse by 30’ x 30’; the building will look the same. The extension is planned for storage and a hobby shop. The building will still meet setback requirements and will be extending on the side towards Barre. The Salvation Army currently uses part of the warehouse.

Section 5.4 – Conditional Use Review

General Standards

- 1) Facilities – no impact
- 2) Character – no change from existing
- 3) Traffic – no increase
- 4) Bylaws – no effect; no additional septic/bathroom
- 5) Renewable resources – no impact; mostly personal storage, no plans to heat the space

Motion: I move to approve Application #14-005 as submitted. Made: Mr. Curtis, second: Mr. Lane

Vote on Motion: Passed 6-0

The Chair signed the application.

Conditional Use Review of Application #14-007, submitted by Mikeljon Mascitti

The Chair opened the hearing at 7:27pm by reading the warning: “Conditional use review of Application #14-007, submitted by Mikeljon Mascitti, to construct a 40’ x 36’ 3-bay garage attached to the existing residence by a new 720 square-foot mudroom on his residential property located at 1689 VT Rte. 14S. The property is located in Zone B – Industrial/Commercial and is in the Conservation Overlay Area S, both of which require conditional use review for accessory residential structures.” The applicant was sworn in at 7:28pm. The applicant would like to add a 3-bay garage and mudroom to the existing house. The existing garage is being turned into living space; the new garage will be for personal vehicles.

Section 5.4 – Conditional Use Review

General Standards

- 1) Facilities – no impact
- 2) Character – no change
- 3) Traffic – no increase
- 4) Bylaws – no impact
- 5) Renewable resources – no impact

No impact on the Supplemental Standards.

Motion: I move to approve Application #14-007 as presented. Made: Ms. Welch, second Mr. Kappel

Vote on Motion: Passed 6-0

The Chair signed the application.

Review of Minutes

January 7, 2014

Motion: I move to approve the minutes as written. Made: Mr. Cueto: second: Ms. Welch

Vote on Motion: Passed 6-0

Other Business

ZA Report

- 9 permits so far in 2014

Next DRB meeting – select date of April 15th; hearing on Faulkner/Guion application

Other possible hearings:

- Harper – purchase of Blueberry Hill
- Brown & LaClair – office space
- Fontaine – addition to saw mill
- Phillips – addition to residence
- Country Camper – re-work of various permits

PC – Norman Hill was a newly-elected member; SB has 3 volunteers for the one vacant seat

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Curtis. Passed 6-0. Meeting adjourned at 7:50p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary