

Minutes of the East Montpelier Development Review Board

APPROVED 6/4/13

April 2, 2013

EMES Site Visit – 6:30pm

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Jeff Cueto, Steve Kappel, Mark Lane, Gene Troia (alt)

DRB Members Absent: Kim Watson, Gray Ricker, Betsy Catlin

Others Present: Kristi Flynn (Recording Secretary), Don Welch, Alicia Lyford, Dan Glotzman, Dave Epstein

Regular Meeting - EMES

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Jeff Cueto, Steve Kappel, Mark Lane, Gene Troia (alt), Kim Watson

DRB Members Absent: Gray Ricker, Betsy Catlin

Others Present: Kristi Flynn (Recording Secretary), Don Welch, Alicia Lyford, Dan Glotzman, Dave Epstein, Don Marsh, Flor Diaz Smith

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #13-001, EMSLI

The Chair re-opened the review at 7:01pm by reading the warning: “Conditional use review of Application #13-001, submitted by Ross Hazel, president of the East Montpelier Senior Living Initiative (EMSLI), to construct a 16-unit senior housing facility on undeveloped property owned by Anthony & Jean Cassani located just behind 2537 US Route 2 (across from the East Montpelier Home Center). The property is located in Zone C – Residential/Commercial, where multi-family dwellings require conditional use.”

Motion: I move to recess the conditional use review to May 7, 2013. Made: Cueto, second: Lane

Vote on Motion: Passed 8-0

DRB will set a time and date for a site visit at a later meeting.

Conditional Use Review of Application #13-005 submitted by EMES

The Chair opened the hearing at 7:05pm by reading the warning: “Conditional use review of application #13-005 submitted by East Montpelier Elementary School to construct 11,000 square feet of additions to the existing structure as well as numerous renovations to building and grounds on its property located at 665 Vincent Flats Road. The property is a §3.10 pre-existing, non-conforming use in the Agriculture & Forest Conservation District (Zone E) subject to DRB regulation as a §4.12 protected public use.” The applicants were sworn in at 7:07pm. Dave Epstein of TruexCullins presented the project: the project is three additions totaling 11,000 square feet: the library at the front of the building, addition to kitchen and new cafeteria, and additional classrooms. The plan calls for two new curb cuts at the front of the building for a bus and a drop-off lane (two zones with a landscaped buffer). 10 additional parking spaces will be created, along with more parking along the drop-off lanes. With increased concern for safety, the staff will be tracked in/out of the building. The project will be done in three phases: Phase I – classroom addition, Phase II – administration moved to the new addition, library addition completed, Phase III – kitchen and cafeteria additions, bus and drop-off lanes, landscaping.

Don Marsh presented the water plan: for a new storm water permit, they have increased the size of the culverts and added swales and treatment along the tree line. A proposed 18-inch culvert will travel under the rec fields and empty out in the wetlands. Drainage should be improved around the back of the school and on the upper soccer field. There will be no changes to the existing septic, except to add a grease trap by the kitchen. The whole school will have a sprinkler system and two underground water storage tanks will be used for the sprinklers. Three catch basins will be placed around the school for run-off. The culvert under the rec fields will come out the bottom of one catch basin and will be sloped at ½ %.

The project includes adding five light poles for outside lighting; the lights will be LED down lights and dark sky compliant. Regarding traffic flow on the drop-off areas, the bus lanes will be buses only from 8-9am and 3-4pm, as it is now. The drop-off lanes are wide enough for parking and passing in both loops. For the gym, the applicants are looking at the cost of adding bleachers and the associated cost of moving the bathrooms. The stage will stay but the asbestos will be removed from the walls.

Site Plan Review

- (C)(1) – conditioned on SB approval of curb cut
 - (2) Circulation – discussed bus lane and drop-off lane
 - (3) Outdoor storage – basement will be added under the new classrooms (700-800 sf) for maintenance/grounds storage
 - (4) Landscaping – in drive areas and separating existing parking lot from new one; service drive paved up to the kitchen then gravel to the woodchip shed
 - (5) Layout – discussed previously
 - (6) Lighting – daylight sensors on the LED lights, school will talk about timers, though lights will probably stay on all night for security
- Parking – at least 10 more marked spaces and more capacity in the drop-off circles
Handicap-accessibility – whole building will be ADA-accessible. Classrooms will not have exterior doors after the renovation because of the sprinklers and security/safety reason.

Conditional Use Review

- (C)(1) Facilities – no increase/impact
 - (2) Character – no impact/change
 - (3) Traffic – no increase, except during construction periods
 - (4) bylaws – conforms to zoning regulations; corner of new addition is 89’ from the road centerline; height of building will be 18’ at the front corner of the library, everything else will be at 12’. The mechanical unit on top of the gym is about 9’ tall and is possibly being located to the kitchen addition instead.
 - (5) Renewable – solar panels are not in the current plan but hoped for in the future
- Signs – informational signs mostly, no electronic; keep EMES sign on the building

Motion: I move to close the evidence-taking and go into deliberative session. Made: Watson, second: Curtis

Vote on Motion: Passed 8-0

DRB entered deliberative session at 8:13pm; DRB exited deliberative session at 8:24pm.

Motion: I move to approve the EMES proposal as presented with the following conditions: applicants will receive curb cut approval and adequate easement from the town for a culvert across the recreation fields. Made: Watson, second: Lane

Vote on Motion: Passed 8-0

Consideration of Subdivision Plats

1. Review of the Roger & Barbara Clark PRD (Application #12-022) subdivision plat
DRB originally approved the site plan not a survey. The lot lines are slightly different.

Motion: I move to approve the survey of the Roger and Barbara Clark PRD to replace the approved site plan. Made: Kappel, second: Lane

Vote on Motion: Passed 8-0

2. Review of the Blackwell (Application #13-002) subdivision plat
The DRB requested a building envelope, utilities and water/wastewater noted on the survey.

Motion: I move to accept the subdivision as presented. Made: Watson, second: Welch

Vote on Motion: Passed 8-0

Review of Minutes

February 5, 2013

Motion: I move to approve the minutes as amended. Made: Welch, second: Cueto

Vote on Motion: Passed 8-0

Other Business

ZA Report

- Taylor – in Conservation Overlay Area; would like to build a barn; DRB would like her to come in
- Old Meeting House – would like to build a 6’ extension on an existing shed; already has a waiver to setback, discuss at next meeting
- Sanfacon – needs to continue clean-up; he is holding off on building the fence while in Environmental Court
- Swenson – submitted letter from EMFD stating retail location is in compliance; DRB decision was not appealed by the neighbor
- Next meeting is 5/7 at 7pm: Casella, Fontaine, Taylor

Motion to adjourn. Made by Ms. Welch; seconded by Mr. Curtis. Passed 8-0. Meeting adjourned at 9:15p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary