

May 6, 2014

DRB Members Present: Rich Curtis (Chair), Carol Welch, Mark Lane, Jeff Cueto, Ken Santor, Norman Hill, Betsy Catlin (7:15pm), Jack Pauly (alt), Steve Kappel

DRB Members Absent: Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Michelle Harper, Andy Harper, Rob Townsend, Dan Couture, Lise Couture, Casey Northrup, Stephen Ribolini, Paul Cate, Dan Bair, Jean Vissering

**Call to Order:** 7:03pm

**Public Comment:** None

**Additions to Agenda:** Other business by the Chair

**Conditional Use Review of Application #14-016, submitted by Tracy & Brian Phillips**

The Chair opened the review at 7:04pm by reading the warning: "Conditional use review of Application #14-016, submitted by Tracy & Brian Phillips, to construct a variety of improvements, including a 50' x 50' garage, a 12' x 15' shed, a 20' x 20' deck, a 14' x 8' porch extension, and a 14' x 20' roof overhang on an existing barn, on their residential property located at 2075 VT Route 14S. The property is located in Zone C – Residential/Commercial and is in the Conservation Overlay Area S, the aquifer protection zone, where additions and accessory structures require conditional use review." The applicants were not present and the application was presented by the ZA. All the additions and structures are straight residential improvements and all meet setbacks. The new garage is 50' x 50' and will be no taller than 35'. There should be no impact on the aquifer zone.

**Motion: I move to accept Application #14-016 as presented.** Made: Ms. Welch, second: Mr. Lane

The DRB recently went through a conditional use review with the pool; there are no additional structures that will affect the aquifer.

**Vote on Motion:** Passed 8-0 (Catlin not present)

**Conditional Use Review of Application #14-018, submitted by Andy & Michelle Harper**

The Chair opened the review at 7:15pm by reading the warning: "Conditional use review of Application #14-018, submitted by Andy & Michelle Harper, to develop a 3.5-acre lot owned by Steve Ribolini & Alan Lendway into the new home of Winterwood Timber Frames, LLC, a company that builds timber frame homes and barns as well as wooden components for residential structures. Plans include the construction of a 52' x 100' timber frame/woodworking shop, a 28' x 30' office/showroom, and a 16' x 100' pole barn for wood storage. The property, an undeveloped lot between Blueberry Hill Commons and Plainfield Hardware on US Route 2, is in Zone A – Commercial and the Conservation Overlay Area S, the aquifer protection zone. Retail operations are a permitted use in Zone A; conditional use review is required for a light industrial use similar in nature to other allowed uses and for commercial developments in the aquifer protection zone." The applicants were sworn in at 7:16pm; Mr. Cueto recused himself.

Presentation by Mr. Harper:

- Timber frame business is in Chelsea currently, but is outgrowing the space and would like to be closer to home
- Build barns and houses the old-fashioned way
- Proposed buildings meet all setbacks
- Talked with VTrans regarding access; project may require an Act 250 permit
- 4-person business
- Front part of the shop building will be showroom and educational outreach
- Many of the trees in front are in the VTrans right of way; applicant plans to leave all the trees in back and transplant many of the existing pine trees
- Typical delivery – beams are already sawed but not cut
- Build 3-4 buildings per year; mostly use hand tools so the noise is not high; insulation on the outside of the building will muffle it more
- Hours will be primarily 8am-5pm; not many evenings or weekends
- Exterior lighting – plan minor lighting for security, sconces by showroom door and lights above larger doors at the end of the storage barn
- Driveway and parking areas will be gravel, with small concrete pads outside of the larger barn doors
- Employee parking – plan specifies 5 spaces, but there is plenty of room for additional parking/expansion

Signs

- 16 sq ft sign by the road to be seen by eastbound traffic
- Sign on the building to be seen by westbound traffic; dropdown sign that shows the product on each sign

Comments from those in attendance:

- Mr. Northrup – in favor of family-friendly business; SB feels it is a good use of the space and fits with the Town Plan
- Mr. Couture – as a nearby neighbor, he has no problem
- Mr. Cate – as a forester, is in favor of local wood being used at a local business
- Mr. Bair – Mr. Harper does excellent work, very high quality; highly in favor

Conditional Use Review

Section 5.4(C) – General Standards

- (1) Facilities – no impact
- (2) Character – fits in with character
- (3) Traffic – no additional traffic generated
- (4) Bylaws – no impact
- (5) Renewable – no impact

Site Plan Review

Section 5.3(C) – General Standards

- (1) Access – no problem, use existing access
- (2) Circulation – covered previously
- (3) Parking, loading, storage – will be some very neat, outdoor stacks of wood
- (4) Landscaping – plans to transplant many scotch pines, needs permission from the state for those trees in the right of way
- (5) Layout – covered above
- (6) Lighting – covered above

No special storm water permit is required. A ½ bath is planned for the office/showroom, will be drilling a well and adding a septic system.

Section 5.4(E) – Supplemental Standards

- The noise shouldn't bother the senior center as the space is fully enclosed. The applicants plan to create a natural buffer with transplanting of the trees.

Table 2.6

(E)(2) – aquifer protection zone

- The proposal appears to cause no problem. The sawdust created goes to farms and wood blocks go home with employees for kindling. The biggest concern would be changing open land to gravel surfaces. Good drainage will be installed to make sure water will run to the back and side of the lot away from the road. The property is currently outside the proposed river corridor zone.

**Motion: I move to accept Application #14-018 with the condition that all state and Act 250 permits are obtained.**

Made: Mr. Curtis, second: Mr. Hill

**Vote on Motion:** Passed 8-0; Cueto recused himself

**Consideration of Amendment to DRB Rules of Procedure**

- Conflict of Interest Ordinance – PC decided to not align their Rules of Procedure with the new ordinance; the PC Rules are laid out better than the ordinance
- Does the DRB want to review their Rules of Procedure before September? The DRB decided to continue the discussion at the 6/3 meeting
- It might make sense to simply refer to the Town's ordinance because it applies to the DRB anyway
- The ZA will draft language for the next meeting

**Review of Minutes**

April 15, 2014 – table to next meeting

**Other Business**

Cabot is going to the DRB model and the Chair has been invited to attend a meeting on 5/12 to share what EM went through. The Chair cannot attend the meeting; Mr. Santor and Mr. Lane volunteered to attend and the ZA will ask Kim McKee to contact them.

**ZA Report**

- 8 new permits in last 2.5 weeks; busier than the last couple of years

Next DRB meeting – 6/3 – EMES fire pond; K&A Leasing

**Motion to adjourn.** Made by Mr. Lane; seconded by Mr. Kappel. Passed 9-0. Meeting adjourned at 8:25p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*