

June 2, 2015

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

DRB Members Absent: None

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Richard Wiswall

**Call to Order:** 7:00pm

**Public Comment:** Update on proposed amendments to zoning regulations

**Additions to Agenda:** None

**Conditional Use Review of Application #15-007 – Richard Wiswall and Sally Colman**

The Chair opened the hearing at 7:02 pm. by reading the warning: “Conditional use review of Application #15-007, submitted by Richard Wiswall and Sally Colman, for the construction of a second 1-bedroom apartment within an existing barn on their property located at 135 Cate Farm Road. Applicants seek permission to develop the barn as a two-family dwelling under Section 4.3 Adaptive Reuse of Historic Barns. The property is located in Zone D – Rural Residential/Agricultural and is in both the Special Flood Hazard Area and Conservation Overlay Area S.” The applicant was sworn in at 7:03pm. The applicants would like to construct another apartment in an existing dairy barn that would mirror an existing apartment. The main barn is 3-stories tall, open to the rafters and mostly used for storage. A current tenant lives in an apartment attached to the existing house across the driveway. There will be a total of four residences, with three being rentals. The barn is in the flood zone, though the apartments are on the first floor and are 20 feet above ground and out of the floodplain; the floodway is 30 feet from the barn. There will be no change to the outside of the structure, except the addition of a deck where an original agricultural platform was. The deck will be 12' by 15' and have stairs to the ground for a 2nd emergency exit. The doors will remain the same and no additional windows are planned, except for making some a bit taller. The front of the barn will look the same. Heat will be provided by radiant heat or a pellet stove.

Section 5.5 – Conditional Use Review

(C) – General Standards

(1) facilities – no effect

(2) character – no change

(3) traffic – no impact

(4) bylaws – no effect

(5) renewable energy – no effect

The PC agreed that the Supplemental Standards don't apply. The applicant noted that there is plenty of capacity for parking, water and septic. The application meets the standards for Section 4.3 – Adaptive Reuse of a Historic Barn and there is not a problem with the floodplain.

**Motion: I move to approve Application #15-007 as presented with the condition to include the language from Section 4.3(E).** Made: Mr. Cueto, second: Ms. Catlin

**Vote on Motion:** Passed 9-0

**Review Minutes**

December 2, 2014

**Motion: I move to approve minutes as written.** Made: Ms. Watson, second: Mr. Cueto

**Vote on Motion:** Passed 9-0

**Other Business**

**ZA Report**

- 9 permits so far in 2015, usually would be in the 30's by this time of year
- Paquet – hoping to buy the neighboring lot for his landscaping business
- Felt Earth Farm – currently for sale, one lot with part in East Montpelier and part in Montpelier
- Humane Society – need to refine the parking area, want additional lighting, including the sign; neighbors would like some screening from the lights; the ZA will ask them to come in

- Shanley – on Sparrow Farm Road – has a derelict garage and would like to replace it with a new usable garage but it is a non-conforming building; can't really do anything with it because it is in the town ROW, can do repair and maintenance but not much more – the DRB agrees he can't do a substantial replacement based on the definition of a non-conforming structure
- Court case updates
  - Packard is under motion review at Environmental Court
  - Wells is under motion review at Environmental Court
  - Pollock/Sanfacon is under motion review at Environmental Court
- PC Proposed Amendments to Zoning Regulations
  - The PC held a public hearing
  - Some concern regarding the Certificate of Compliance and Article 9, particularly Cote's commercial property
  - Next step – PC will make some revisions and send to the SB, who will hold a public hearing
- PC meeting with the SB
  - PC will look at existing zoning districts: cluster development, leaving more open space/fields
  - Came up with 5-6 new topics for future planning/zoning discussions
  - Discussed hooking into Montpelier wastewater and water systems at Gallison Hill

**Motion to adjourn.** Made by Ms. Watson; seconded by Mr. Lane. Passed 9-0. Meeting adjourned at 8:30p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*