

Minutes of the East Montpelier Development Review Board

June 4, 2013

DRB Members Present: Rich Curtis (Chair), Carol Welch, Ken Santor, Mark Lane, Betsy Catlin, Gray Ricker, Jean Vissering (alt)

DRB Members Absent: Jeff Cueto, Kim Watson, Steve Kappel

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Rick Hopkins, Jack Pauly, Gene Troia, Tom Pierce, Charles Bushey, Cathy Heitmann, Peter Heitmann

Call to Order: 7:02pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #13-015, submitted by U-32 Jr/Sr High School

The Chair opened the review at 7:05pm by reading the warning: “Conditional use review of Application #13-015, submitted by U-32 Jr/Sr High School to construct a 20’ x 40’ pole barn for equipment storage on its property located at 930 Gallison Hill Road. The property is located in the Residential/Commercial District – Zone C, where schools require conditional use approval and is subject to DRB regulation as a §4.12 protected public use.” The applicant was sworn in at 7:06pm. The applicants want to build a 20’ x 40’ pole barn to be located behind the building. A certificate of service was received and the abutters have been notified. The barn will be used for storage of large equipment. The barn will be close to the wood line, not visible from the road or any houses; there will be no power or plumbing and it will have a gravel foundation. The height will be no higher than 13’6”. The DRB went through the conditional use and supplemental standards and felt that the standards didn’t apply to this project. The closest building is the greenhouse at 165’ away and the school is more than 200’ away.

Motion: I move to waive the site plan requirements of Section 5.2. Made: Catlin, second: Welch

Vote on Motion: Passed 7-0

Motion: I move to approve Application #13-015 as presented. Made: Santor, second: Welch

Vote on Motion: Passed 7-0

Special Joint Meeting with Planning Commission to Discuss Potential Changes to the Land Use & Development Regulations

The PC has been working on the Town Plan, which was adopted by the SB. The PC has taken their actions out of the Town Plan and many of them have to do with zoning regulations. They would like some feedback from the DRB, who uses the regulations on a regular basis.

- The Town Plan is not contrary to the regulations but there are some gray areas and the PC is looking at a village zone or overlay.
- DRB would like PC to look at revising the permit application – add more information on what needs to be done; possibly look at different applications for different permits
- Sketch plan – there is currently no provision for a project like EMSLI’s; the regulations only allow a sketch plan for a major subdivision; it was felt this would give more room for back and forth discussion between the applicants and the DRB
- Think about making sketch plan review mandatory for conditional use review, all of Article 5
- Could anything have prevented DRB from approving T. Wayne Clark subdivision – the DRB felt that if it meets all the regulations, it’s hard to say no even if the DRB doesn’t like it
- Certificate of compliance (Section 7.4) – currently not in use by the ZA; the process was looked at but never finalized and the PC will review it
- Conservation Overlay District – PC will review and decide what is okay in that zone and what isn’t

Other concerns:

- Section 3.15(C)(6) – signs on a building – limit of 20’?
- Section 3.14 – limit waivers to one per land use; check with Jeff Cueto
- Section 6.6 – remove ‘1’ in Chapter 117, should be Chapter 17
- Section 7.8 – PC should nominate Acting Zoning Administrator instead of the DRB
- Fences – consider adding a separate section; no standards currently, just have to be 6’ or less in height; require permit for fences over 6’
- Un-subdivide process – consider adding new provision in Article 6; would require a new mylar be recorded; VLCT may have ideas on a process; needs to be formalized
- Section 6.1(C) – refer to Section 6.7; possibly add requiring building envelope for sketch plan; maybe include building envelope on building permit
- Judicial Bureau – would handle enforcement of zoning, animal control, signs; new provision in Article 7; SB could create a new ordinance
- Amending permit applications – decide whether this should be allowed during hearings or not; material changes should not be allowed, but DRB should have discretion
- Table 1.1 – change to “Conditional uses do require site plan review”
- Section 3.13(C) – re-work sentence regarding salvage yards

Review of Minutes

April 2, 2013 and May 7, 2013

Motion: I move to approve the minutes as amended. Made: Lane: second: Ricker

Vote on Motion: Passed 7-0

Other Business

- Many applications are in process
- VT Country Campers is in violation
- Jason/Chris Wong have projects in the works
- Sanfacon – clean-up is continuing

Motion to adjourn. Made by Mr. Curtis; seconded by Mr. Ricker. Passed 7-0. Meeting adjourned at 9:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary

Approved: August 6, 2013 East Montpelier DRB meeting