

September 3, 2013

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

DRB Members Absent: Betsy Catlin

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Bob & Lorie Rice, Daniel Cote, Joey Wilson, Brian Beaudoin, John Gay, Dennis Minoli, Gladys Cote, John Mekkelsen, Michael Casella, Pierre Lachausse, Maureen Dwyer, David Frattalone

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Sketch Plan Review - Cote

The Chair opened the review at 7:01pm by reading the warning: "Sketch plan review for a proposed 2-lot subdivision of the 23.4-acre Cote property located at 340 Sanders Circle. The proposal will create one new building lot and a remainder lot with existing structures. The property is in Zone E, the Agricultural and Forest Conservation District, where the minimum lot size is 7 acres." The applicants were sworn in at 7:02pm. The applicants are requesting a waiver to decrease the 50' setback from an existing shed. Lot 1 is the remainder lot of 16.9 acres with existing buildings, Lot 2 is a new building lot of 7.8 acres. There will be no shared driveway or easement; they have not applied for curb cut access yet. For the next steps, the applicants will complete the survey of the whole lot and apply for an access permit. The DRB is okay with the sketch plan as presented.

Review of Application #13-031 – Robert & Lorie Rice

The Chair opened the hearing at 7:14pm by reading the warning: "Review of Application #13-031, submitted by Robert and Lorie Rice, to construct a 35' x 12' barn addition on their residential property located at 855 Jacobs Road. The applicants are requesting a 25-foot §3.14 front setback waiver to allow an addition to the existing barn, a §3.10 non-conforming structure. The property is located in Zone E, Agricultural/Forest Conservation District, where the front setback is 75 feet from road centerline. The applicants were sworn in at 7:15pm. The applicants would like to add a shed to an existing barn in order to house a vehicle. The existing barn is 45' from the road centerline and the proposed shed would be 50' from the road centerline. The barn holds sheep, a shop and tractor storage currently. The barn is 30' x 40' and the proposed shed is 12' x 35'.

Motion: I move to grant a waiver so that the proposed addition can be set back 50' and permit will be approved.

Made: Mr. Curtis, second: Ms. Watson

Vote on Motion: Passed 8-0

Conditional Use Review of Application #13-009 – Casella Waste Management, Inc.

The Chair opened the hearing at 7:24pm by reading the warning: "Conditional use review of Application #13-009, submitted by Casella Waste Management, Inc., for a modification to East Montpelier Zoning Permit 01-101 (previously amended by Zoning Permit 04-078) governing use of its transfer station located at 418 US Route 2. Casella would like to increase the daily waste acceptance rate from 300 tons to 650 tons per day. The property is located in Zone B – Industrial/Commercial, where transfer stations require conditional use review." The applicants were sworn in at 7:25pm.

The applicants are requesting an increase in the tonnage that can be accepted; there is no building or staff expansion requested. They have received a permit from the State's Solid Waste Division and an Act 250 permit. They won't change the way they operate and don't expect the amount accepted to increase quickly; they just want the flexibility to add to the tonnage. There are currently 50-60 trucks per day and don't see an increase in the truck traffic on the back roads. Casella also cleans up litter in the area around Route 2; if any residents see litter on the roads, they can call 223-7045.

Conditional Use Review

Section 5.4 – General Standards

(C)(1) – Capacity of services – no impact

(2) – Character of the neighborhood – continue to police roads, no additional impact

(3) – Traffic – no increase on town roads

(4) – Bylaws in effect – no impact

(5) – Renewable resources – no impact

Motion: I move to approve Application #13-009 submitted by Casella Waste Management subject to all existing conditions on East Montpelier permits and subject to Act 250 and state solid waste certification. Made: Mr. Kappel, second: Mr. Lane

Vote on Motion: Passed 8-0

FEMA LOMR-F Community Acknowledgement Form

There are two lots on the far side of the Carpet Barn where fill has raised up the land out of the flood plain. Don Cote needs to re-apply to FEMA for final approval and has sent an As-Built Site Plan.

Motion: I move to grant authorization to the Town Administrator to sign the Community Acknowledgement Form.

Made: Mr. Curtis, second: Mr. Kappel

Vote on Motion: Passed 8-0

Review of Minutes

August 6, 2013

Motion: I move to approve the minutes as drafted. Made: Mr. Ricker: second: Mr. Curtis

Vote on Motion: Passed 8-0

Other Business

ZA Report

There is a DRB hearing on 9/17 – request for new sawmill building for Fontaine

Other future hearings:

- An addition to Bragg Farm Sugarshack
- A subdivision of Rick & Betsy Barstow's property at 980 Sodom Pond Road
- A mixed-use request for VT Country Camper
- Final plat review of the Ed & Gladys Cote subdivision

The SB is conducting a site visit on 9/8 to Mike Liff's property to review clean-up of many used cars; not sure what is going to happen here

Bob Phillips has leased a lot near Fontaine's to a family who is living in tents and a camper with no septic or water; the state is looking at the situation

Sanfacon – there is no change, the ZA has a meeting with him in late September; the court case is moving forward; clean-up is continuing

Next DRB meeting is 9/17 at 7:00pm.

Motion to adjourn. Made by Ms. Watson; seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 8:20p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary