

May 1, 2018

DRB Members Present: Rich Curtis (Chair), Carol Welch, Steve Kappel, Mark Lane, Alice Dworkin, Kim Watson, Jeff Cueto, Ben Lange

DRB Members Absent: Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Lorie Rice, Robert Rice, Jim Morris, Dave Fournier, Craig Chase

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #18-007 – Lorie & Robert Rice

The Chair opened the hearing at 7:01pm by reading the warning: “Final plan review of Application #18-007, submitted by Lorie & Robert Rice, to further subdivide their residential property located at 855 Jacobs Road. This proposal will divide the original 16.28-acre remainder Lot 1 from the Rice 2005 subdivision into two lots: new Lot 4 of 7.13+/- acres with access by easement over Lot 1 and Lot 3; and, remainder Lot 1 of 9.15+/- acres and existing structures with 705 feet of frontage on Jacobs Road. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres.” The applicants and Interested Parties (IP) were sworn in at 7:02pm. The applicants would like a 2-lot subdivision with a new building lot. There will also be a new ROW easement to Lots 3 and 4.

Motion: I move to approve subdivision application #18-007 as submitted. Made by: Mr. Cueto, second by Mr. Kappel

Vote on Motion: Passed 8-0

Site Plan Review of Application #18-004 – Jim & Ashley Morris

The Chair re-opened the hearings for Applications #18-004 and #18-005 at 7:08pm by reading the warnings: “Site plan review of Application #18-004, submitted by Jim & Ashley Morris, to make site improvements to the existing motor vehicle sales and service facility located at 4243 US Route 2. The property is located in Zone A – Commercial District, where motor vehicle sales and service is a permitted activity.” “Conditional use review of Application #18-005, submitted by Morris Properties, LLC, to add a commercial motor vehicle sales use to the existing residential use of the parcel located at 4233 US Route 2. The proposed \$4.11 mixed use of the parcel, located in Zone A – Commercial District, requires conditional use review. Portions of the parcel are in the Special Flood Hazard Area and the River Corridor.” The applicants were sworn at 7:09pm. The applicants are making the lighting downward-facing fixtures; they are removing the GMP lights along the road and adding lights to the back of the building for security. All of the lights will be on sensors from dusk to dawn. A fence will be installed along the northern part of the property. The access driveway is being changed so that customers will enter the facility sooner; the applicants want to make it easier to find and separate the business and the neighbors. They will add blacktop to reduce the gravel drive and will turn part of the gravel area back to grass. The DRB asked about increasing the impervious surfaces; the applicant noted that the lot drains very well and they need to control the run-off anyway. The DRB discussed the lighting plan. The abutting neighbor, Mr. Fournier, noted a concern that they had one incident with fumes when auto painting was going on; the applicant stated this does not happen on a regular basis.

Motion: I move to approve Application #18-004 as presented. Made: Mr. Curtis, second: Ms. Welch

Vote on Motion: Passed 8-0

Conditional Use Review of Application #18-005 – Morris Properties, LLC

There was a discussion regarding the River Corridor; the access is the only part of the parcel in the River Corridor. The parcel has a grandfathered residential use and the applicants request a change to mixed use. The new display area and the new lighting apply in this case. There is no change to the signage for either property. The display area is not in the River Corridor, though the drive that serves four lots (one of which is undeveloped) is. No fill is involved in the application.

Conditional Use Review – Section 5.5(C)

1. Facilities – no impact
2. Character – no change
3. Traffic – no impact
4. Bylaws – no effect
5. Renewable – no impact

Site Plan Review – Section 5.4(C) – no problems detected

Supplemental Standards – Section 5.5(E) – none apply

Motion: I move to approve Application #18-005 as presented. Made: Mr. Lane, second: Mr. Lange

Vote on Motion: Passed 8-0

Discussion on Identification of Problem Areas with the Current Zoning Regulations in Support of Planning Commission's Zoning Regulation Update Project

Ms. Watson gave a quick summary of what the PC is planning. The PC has hired a consultant to help with reviewing and updating the zoning regulations. She noted that 50% of the town is in current use or conserved. Currently there are no density requirements. The PC encourages the DRB to look at the Village Master Plan and the new Town Plan. If there are any areas of the zoning regulations that the DRB has difficulty with when reviewing applications, the PC would like to know about it.

Review of Minutes

April 3, 2018

Motion: I move to approve as amended. Made: Mr. Lane, second: Ms. Watson

Vote on Motion: Passed 7-0-1 (Mr. Kappel abstained)

ZA Report

There is no business for a June meeting yet, but there are some things on the horizon. The ZA reported an enforcement action that is going on. No notice of violation has been issued yet by the town or the state. The residents are developing a new water/wastewater permit amendment. They have a series of deadlines coming up so we'll see how it plays out.

Motion to adjourn. Made by Mr. Kappel, seconded by Mr. Cueto. Passed 8-0. Meeting adjourned at 8:35p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary