

*Minutes of the East Montpelier Development Review Board*

**APPROVED 4/2/13**

February 5, 2013

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

DRB Members Absent: None

Others Present: Kristi Flynn (Recording Secretary), Bruce Johnson (Zoning Administrator), Ross Hazel, Joel Page, Marty Miller, Cliff Hickman, Barbara Brown, Maurice Brown, Zach Sances, Cort Richardson, Ginny Callan, Jean Vissering, Colin Blackwell, Loring Starr, Cherie Staples, Deborah Fillion

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

**Public Comment:** None

**Additions to Agenda:** None

**Sketch Plan Review for Marty Miller**

The Chair opened the review at 7:01pm by reading the warning: "Sketch plan review of a proposed 2-lot subdivision of the Miller property located at 1225 Murray Road combined with a boundary adjustment to benefit the Millers from Sanford England's property along Bliss Road." The Millers are proposing a 5-6 acre swap with their neighbor, Sandy England. The swap would include covenants so that the Millers could not do anything with the property. The Millers would like some property behind their house in exchange for land they own across Bliss Road from land the England's own. Because this is a 3-acre zone, the land subdivided would have to be at least 3 acres.

**Final Plan Review of Application #13-002, Blackwell family**

The Chair opened the hearing at 7:25pm by reading the warning: "Final plan review of Application #13-002, submitted by the Blackwell family, to subdivide their property located at 3779 Center Road. This proposal will divide the 86-acre parcel into two lots: one 7.03-acre building lot and a remainder lot of 79+/- acres with existing dwelling. The property is located in Zone E – Agricultural/Forest Conservation, where the minimum lot size is 7 acres." The applicant was sworn in at 7:26pm. The SB has approved the access permit; the DRB waived the survey of the remaining 79 acres at the preliminary hearing. The survey brought to the DRB needs to show the proposed building envelope, the proposed septic and well sites. The DRB could approve the application with conditions.

**Motion: I move to approve the subdivision #13-002 as presented with the following condition: applicant will provide a paper copy of the plat sheet with proposed building envelope, water, wastewater and utilities noted.** Made: Cueto, second: Kappel

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

**Conditional Use Review of Application #13-001, EMSLI**

The Chair opened the hearing at 7:56pm by reading the warning: "Conditional use review of Application #13-001, submitted by Ross Hazel, president of the East Montpelier Senior Living Initiative (EMSLI), to construct a 16-unit senior housing facility on undeveloped property owned by Anthony & Jean Cassani located just behind 2537 US Route 2 (across from the East Montpelier Home Center). The property is located in Zone C – Residential/Commercial, where multi-family dwellings require conditional use." The applicant and Interested Persons (IP) were sworn in at 8:00pm. Mr. Hazel provided a PowerPoint presentation on the proposed building. The Cassani property comprises six lots, which were approved for wastewater for 6 houses with 4 bedrooms each in 2003; the wastewater permit would need to be re-approved for this project. The proposed building would include 16 units on 2 floors, a common area, dining room, meeting area, exercise room, small shop and 2 restrooms. Each floor would be handicap-accessible. Each unit would be on a single floor. The abutting landowner, Sances, had some concerns about the ROW being fairly close to his house. The group, EMSLI, has a 2-year purchase & sale agreement to get permits and Act 250 approval; they are using money from the Revolving Loan Fund, pre-selling units and have some private funding. There was some concern from neighbors about the impact; some people felt the impact to the area may be less with one building as opposed to 4-6 single houses; no more development is planned on the property. One adjoining landowner would prefer more single family homes to one big project.

The process going forward is:

- Get access permit from the town
- Receive access permit from the state
- Receive new wastewater permit
- Get Act 250 permit

- Have a Fire & Safety review
- Plan a site visit with DRB on 4/2 at 6:15pm
- Complete a site plan

EMSLI hopes to hook up to the Crystal Springs water supply; otherwise will have to drill wells. The next meeting for EMSLI is the following Tuesday at 6:30pm; they will invite neighbors and Interested Persons.

**Motion: I move to recess the hearing to 4/2 with a site visit at 6:15pm and a hearing following.** Made: Curtis, second: Lane

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

### **Review of Minutes**

December 18, 2012

**Motion: I move to approve the minutes as amended.** Made: Welch, second: Catlin

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

### **Other Business**

#### ZA Report

Sanfacon – was appealed by Pollock; Sanfacon needs to continue his clean-up and the ZA needs to receive monthly reports from Sanfacon.

Swenson – Ininger has not appealed yet; Swenson is unhappy with the rental truck limit, he asked for 3-5 trucks and might request that DRB reconsider.

Casella review – not necessary to be warned

EMES – 3/19 hearing and site visit at 6:45pm

Fontaine – wants to rebuild the barn over where sawmill currently is

**Motion to adjourn.** Made by Mr. Lane; seconded by Mr. Ricker. Passed 9-0. Meeting adjourned at 9:45p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*