

*Minutes of the East Montpelier Development Review Board*

**APPROVED 8/4/15**

July 7, 2015

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Mary Taylor, Erica Holm

**Call to Order:** 7:01pm

**Public Comment:** None

**Additions to Agenda:** None

**Conditional Use Review of Application #15-015 – Central Vermont Humane Society**

The Chair opened the hearing at 7:02 pm. by reading the warning: “Conditional use review of Application #15-015, submitted by Mary Taylor on behalf of the Central VT Humane Society, for an amendment to Conditional Use Permit #08-047 to allow additional parking, external lighting alterations and sign replacement on the Humane Society’s property located at 1589 VT Rte. 14S. The property is located in Zone B – Industrial/Commercial and is in Conservation Overlay Area S.” The applicants were sworn in at 7:03pm. The applicants would like to extend the parking lot at the front of the building by 30’60’, move one light out of the middle of the parking lot, and replace the temporary sign with a new sign. The new sign is within the guidelines (16sq. ft.), will be on the same footprint and will not be lighted. A neighbor across the street had expressed some concern regarding headlights; the applicants have some concerns about adding screening because it would reduce the already limited visibility when pulling onto Route 2. Lights are on most of the night for safety concerns. The parking lot will not be paved. The initial permit approved 18 parking spaces; the new lot will add 6-8 spaces. There was some discussion regarding widening the lot instead of extending it to add more flexibility for parking, but the applicants don’t have the money. The sign was not discussed in 2008, just used the permit from the previous owner (Ruby’s Run).

**Motion: I move to approve Application #15-015 as presented, as it does not materially affect any of the conditional use standards, which also includes approval of sign permit #15-017.** Made: Mr. Cueto, second: Ms. Welch

**Vote on Motion:** Passed 7-0

**Review Minutes**

June 2, 2015

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

**Vote on Motion:** Passed 7-0

**Other Business**

**ZA Report**

Packards won their appeal; now have two buildable lots, where one is already developed

Wells appeal – no update

Pollock/Sanfacon – Pollock has filed for enforcement, saying the town failed in its statutory duties; there is a hearing on 7/29

Shanley – coming to 8/4 meeting; the DRB would like to schedule a site visit at 6:15pm on 8/4

Requesting a full variance; the current garage pre-dates the power line, ZA is not sure how the easement language spells this out

Wells – new subdivision on East Hill Road, would like to subdivide lot 9 (25 acres, 3-lot min)

**Motion to adjourn.** Made by Mr. Cueto; seconded by Mr. Hill. Passed 7-0. Meeting adjourned at 7:45p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*