

Minutes of the East Montpelier Development Review Board

APPROVED 9/1/15

August 4, 2015

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

DRB Members Absent: Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), James Shanley, Kim Kendall, Ken Libertoff (IP)

Call to Order: 7:05pm

Public Comment: None

Additions to Agenda: None

Dimensional Variance Review of Application #15-012 – Jamie Shanley and Kim Kendall

The Chair opened the hearing at 7:06 pm. by reading the warning: “Dimensional variance review of Application #15-012 submitted by James Shanley & Kim Kendall to construct a 13' x 25' garage on their property located at 950 Sparrow Farm Road. The proposal is to remove an existing, fully non-conforming due to setback, garage with a new structure within the same ground footprint but with greater volume. The property is located in the Agricultural/Forest Conservation District – Zone E., which requires a 75-foot front setback from road centerline. The leading edge of the existing garage is 26 feet from centerline.” The applicants and IP were sworn in at 7:07pm. The applicants would like to tear down the existing structure as the roof is close to caving in, and replace it with a new structure with a roof and trim to match the existing residence. The garage is in a WEC transmission corridor. The DRB wondered why the garage could not be moved farther back from the road; the applicants stated that the location is convenient to the house, moving it back would reduce the only flat area on the property and would require a road to it. The house is 40-45' from the road centerline and the DRB questioned whether the garage could be lined up with the house; this would put the garage into the flat area. According to the applicant, the power company said they had no problem with the location of the existing garage, but applicants don't have that in writing. Ken Libertoff, a neighbor, stated that his garage is also non-conforming and he would like to see a common sense solution. The applicants have done a great job upgrading the property and he would like the town to see the way clear to let this re-build happen. The proposal does meet the character of the neighborhood, but the DRB is not sure that it meets all the criteria in Section 7.6.

Motion: I move to go into deliberative session to discuss permit #15-012. Made: Ms. Welch, second: Mr. Hill

Vote on Motion: Passed 8-0

DRB entered deliberative session at 7:40pm; DRB exited deliberative session at 7:55pm

The DRB noted to the applicants that they are willing to consider a setback waiver, which would be no shorter than a 50' setback and can continue the hearing until 9/1, if the applicants are interested. There was some discussion regarding the reason for such large setbacks for historic structures.

Motion: I move to continue the hearing for permit #15-012 to the 9/1 DRB meeting. Made: Ms. Catlin, second: Mr. Kappel

Vote on Motion: Passed 8-0

Review Minutes

July 7, 2015

Motion: I move to approve minutes as amended. Made: Ms. Welch, second: Mr. Cueto

Vote on Motion: Passed 8-0

Other Business

ZA Report

2 new permits since last meeting

Rte. 14S new construction – homeowner does have a permit

Timber frame business next to Plainfield Hardware will be using access next to Plainfield Hardware not Blueberry Hill

Motion to adjourn. Made by Mr. Cueto; seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 8:25p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary