

August 5, 2014

DRB Members Present: Carol Welch (Vice Chair), Ken Santor, Mark Lane, Jeff Cueto, Betsy Catlin, Jack Pauly (alt), Norman Hill

DRB Members Absent: Rich Curtis, Steve Kappel, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Flor Diaz Smith, Peter Burns, Thomas Geier, Jr., Craig Chase, Gerry Tarrant

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review #14-040 – East Montpelier Elementary School

The Vice Chair opened the review at 7:01pm. The applicants were sworn in at 7:02pm. The Vice Chair read the warning: “Conditional use review of Application #14-040 submitted by East Montpelier Elementary School to construct a 24' x 24' storage shed. This application is for an amendment to Conditional Use Permit #13-005, which governs the on-going construction at EMES. The property is a §3.10 pre-existing, non-conforming use in the Agriculture & Forest Conservation District [Zone E] subject to DRB regulation as a §4.12 protected public use.” The applicants are requesting a replacement of the 10' x 40' existing storage container with a 24' x 24' shed at the top of the gravel parking lot, where they anticipate one parking space will be lost. The school plans to store anything in there that can't be stored in the storage space under the new addition: lawn tractor, anything flammable, etc. The outside of the shed will match the school's exterior.

Conditional Use Review

Section 5.4(C)

- (1) Facilities – no impact
- (2) Character – no impact
- (3) Traffic – no impact
- (4) Bylaws – no impact
- (5) Renewable energy – no impact

(E) – no additional conditions based on the Supplemental Standards

Motion: I move to approve permit #14-040 as an amendment of permit #13-005 to allow the storage shed. Made: Mr. Cueto, second: Mr. Hill

Vote on Motion: Passed 7-0

Sketch Plan Review – Danforth property

The Vice Chair opened the hearing at 7:15pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 52.5-acre Danforth property located at 2973 County Road. The proposal will create one new 26-acre building lot and a similarly-sized remainder lot with existing structures. The property is in Zone E, the Agriculture & Forest Conservation District; minimum lot size is 7 acres.” The applicants will build a 3-bedroom house on Lot 2 and propose 3 small guest houses/cabins to house missionaries (free) to be built over a few years. As this doesn't fit naturally into any category, the DRB suggested: 1) PRD – would need 2 more acres, 2) 2 dwellings and 2 accessory dwellings, and 3) assume it will not be subdivided, set conditions so cabins wouldn't have to meet setbacks. It could be considered similar in nature to a Bed & Breakfast. The housing would be temporary, not more than 2-3 months at the most. The wastewater permit is for seven bedrooms (3 in the main house, 1 2-bedroom cabin and 2 1-bedroom cabins). The DRB suggested the applicant be aware of: 1) buffers around wetlands, 2) addressing water resource restrictions (Section 3.12), and 3) avoid putting driveway over septic line. The DRB would like to schedule a site visit for 6pm on 10/7.

Sketch Plan Review – Olmsted property

The Vice Chair opened the hearing at 7:53pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 56.9-acre Olmsted (formerly Butler) property located at 219 Brazier Road. The proposal will create a small lot (at least 3 acres) with the existing residence and a new 50+ acre building lot. The property is in Zone D, the Rural Residential & Agricultural District; minimum lot size is 3 acres.” Mr. Chase, representing the applicants, would like to request a waiver to just survey the smaller, 30-acre parcel. The remaining 50+ acres (Lot 1) for the new building lot will be put into a forestry plan/current use. Lot 2 has an existing pole barn at the corner of the proposed boundary that will be removed; can be removed prior to conditional use review. The DRB approve a waiver for the survey, as well as a waiver for not having to list all the natural features unless they are already mapped by the state.

Sketch Plan Review – Lylehaven property

The Vice Chair opened the hearing at 8:12pm by reading the warning: “Sketch plan reviews for a series of 2-lot subdivisions of large portions of the consolidated properties held by Lylehaven Farm (Jerry Rappaport). The intent is to separate off agricultural fields for sale to Fairmont Farms, reserving the remainder for other purposes. The parcels involved include:

1. A 2-lot subdivision of the land and farm at 355 VT Route 14S
2. A 2-lot subdivision of the land and farm at 860 Drake Road
3. A 2-lot subdivision of land located between East Hill Road, VT Route 14S and Clark Road.”

Ms. Catlin recused herself. There are 3 proposed 2-lot subdivisions of Jerry Rappaport's land. #1 is 357 acres – Lot 1 is 28.2 acres with an existing house and barn, Lot 2 is 329 acres and will be sold to Fairmont Farm; #2 is 73 acres – Lot 1 is 42.5 acres, Lot 2 is 30.5 acres to be sold to Fairmont Farm; and # 3 is 188 acres – Lot 1 is 41.5 acres with existing house and farm, Lot 2 is 13.8 acres and Lot 3 is 133 acres, both of which will be sold to Fairmont Farm. All the properties are owned by Mr. Rappaport but bought under separate deeds and some have been consolidated for tax purposes. No new development is planned as part of the subdivisions, though subsequent buyers could subdivide further. Mr. Chase, representing the applicants, requested a waiver for subdivision #1 to not survey Lot # 2 (329 acres). The DRB approved this waiver request.

Motion: I move to approve reviewing the three subdivisions as three separate minor subdivisions, as well as not requiring the applicant to survey Lot 2 of subdivision #1 at 355 VT Route 14S. Made: Mr. Lane, second: Mr. Santor
Vote on Motion: Passed 6-0; Ms. Catlin recused herself

Review of Minutes

June 3, 2014

Motion: I move to approve the minutes as amended. Made: Mr. Cueto; second: Mr. Lane

Vote on Motion: Passed 7-0

Other Business

ZA Report

- 11 new permits since the last meeting
- Five new subdivisions are coming up, including the sketch plans seen at this meeting
- Possible appeal on the Packard/Cassavant merged lot issue
- Sanfacon – progress has been made; pine siding has been attached to trucks by the road; property is pretty neat

PC Zoning Regulation amendments – SB will be taking up the issue at their 8/18 meeting. The PC is looking at language to allow a ZA amendment where minor changes can be made to permits already approved by the DRB. The PC would like to have the ZA consult with the DRB Chair; the DRB suggested leaving this out.

Next DRB meeting is 9/2 at 7:00pm.

Motion to adjourn. Made by Mr. Hill; seconded by Mr. Lane. Passed 7-0. Meeting adjourned at 9:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary