

*Minutes of the East Montpelier Development Review Board*

**APPROVED 11/7/17**

October 3, 2017

DRB Members Present: Rich Curtis, Steve Kappel, Carol Welch, Jeff Cueto, Mark Lane, Alice Dworkin, Kim Watson, Norman Hill

DRB Members Absent: Ken Santor

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Kris Jurentkuff, Pierre Laghaussie, Joe Gay, Janice Walrafen, Ellen Leonard, Ben Graham, Adrienne Allison, Jason Cote-Wong

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

**Public Comment:** None

**Additions to Agenda:** None

**Biennial Review – Casella Waste Management, Inc.**

The Chair opened the hearing at 7:01pm by reading the warning: "Biennial review of permit compliance for the Casella Waste Management, Inc. transfer station facility located at 418 US Rte. 2." Joe Gay is an engineer and Pierre Laghaussie is the controller. There was a fire in the recycling building and they will be building a new recycling building this year. The new building will be more modern with a steel frame; maybe the new building will be for waste disposal. They have moved the residential drop-off to the Montpelier location, as it is a better situation and is open six days a week. They re-built the road to the transfer station and re-built the solid waste building with a new floor, drains and steel re-enforcements. There has been no change in the tonnage at about 60,000 tons per year. Regarding composting, Casella is working with CVSWM to accommodate food scraps collected at the Montpelier facility.

**Conceptual Conditional Use Review – All Together Now**

The Chair opened the hearing at 7:15pm by reading the warning: "Conceptual conditional use review of a proposal for the 170 Cherry Tree Hill Road property owned by Ellen Leonard and Janice Walrafen and known by the name "All Together Now. The intent of the proposal is to add 3 housing units, change traffic and parking patterns, and alter the use of one structure from residential to studio. The 10.2-acre parcel currently has numerous residential and educational use elements. The parcel is located in Zone D – Rural Residential and Agricultural." The applicants would like to add 3 new housing units to the property. They would need to get something from the state to certify septic capacity. The preschool is in the main house, run by Ms. Leonard, who lives in an apartment in the barn. Brian Tokar lives in the cottage behind the main house. The applicants are looking at possibly doing a PRD. On the presented map, HS1 is the proposed house site for Mr. Graham and Ms. Allison; HS2 is currently a studio in a yurt; HS3 is a proposed house site for Mr. Tokar and BA4 is a proposed barn apartment. The DRB noted that HS1 is within the 50-foot setback but the applicants noted that the site could be moved. A PRD needs to be under common ownership, but there are limitations on the number of units they can have based on the acreage. The parking lot was flipped 180 degrees, with a new access to create a gentler approach. The DRB noted that the SB must approve new curb cuts. The DRB also noted that the applicants need to get a plan done by a professional in order to move forward. After the professional plan and survey are done, the DRB suggested coming back for a sketch plan review.

**Final Plan Review of Application #17-041, submitted by Donald and Barbara Cote**

The Chair opened the review at 8:10pm by reading the warning: "Final plan review of Application #17-041, submitted by Donald & Barbara Cote, for a boundary adjustment that will take 0.22 acres from Mr. Cote's 7.58-acre undeveloped parcel and add 0.22 acres to Ms. Cote's abutting 1.72-acre commercial property, Delair's Carpet Barn, located at 3998 US Rte. 2. The parcels are located in Zone A – Commercial, where the minimum lot size is 1 acre." The applicants were sworn in at 8:11pm. The applicants would like to free up as much space as possible for future development based on the River Corridor restrictions, as most of the properties are in the River Corridor. Mr. Jurentkuff noted that shadowing behind existing development may be suitable for future development; the DRB noted that current regulations don't allow for shadowing.

**Motion: I move to approve the boundary adjustment for Application #17-041.** Made: Ms. Watson, second: Mr. Kappel  
**Vote on Motion:** Passed 8-0

**Final Plan Review of Application #17-042, submitted by East Montpelier Acres, LLC**

The Chair opened the review at 8:26pm by reading the warning: "Final plan review of Applications #17-042, submitted by East Montpelier Acres, LLC, to subdivide the undeveloped 36-acre parcel on the north side of US Rte. 2 abutting 4023 US Rte. 2. The proposal will create two building lots: Lot #A-1 of 33.84 acres and Lot 3A-2 of 2.18 acres, both accessed by an existing curb cut in common with 4023 US Rte. 2. The property is located in Zone A – Commercial, where the minimum lot size is 1 acre."

The applicants are subdividing 36 acres to the northeast of the existing farmhouse. Lot 3A-1 is for a proposed residence and accessory dwelling. Lot 3A-2 is for a proposed residence. The common access is with 4023 US Rte. 2 and the 2<sup>nd</sup> access will be removed. The long drive has an emergency pull-out. Lot 3A-1 is an encumbered property with a mapped deer yard, forest and prime agricultural soils. The subdivision requires a storm water discharge permit, which is in process. This subdivision will go to Act 250 along with the proposal on the other side of the road (Application #17-041).

**Motion: I move to approve the subdivision of Application #17-042 as presented.** Made: Mr. Kappel, second: Mr. Cueto  
**Vote on Motion:** Passed 8-0

**DRB Election of Officers**

**Motion: I nominate Rich Curtis as Chairman, made: Ms. Watson, second: Mr. Lane, Vote on Motion: Passed 8-0**

**Motion: I nominate Steve Kappel as Vice Chairman, made: Ms. Welch, second: Mr. Lane, Vote on Motion: Passed 8-0**

**Review of Minutes**

June 27, 2017

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

**Vote on Motion:** Passed 8-0

**ZA Report**

44 permits in 2017

**Other Business**

The Chair welcomed our new board member, Alice Dworkin. Ms. Watson invited the DRB to come to the PC's presentation on the final Village Master Plan on 10/5. The PC has also applied for a grant for help with re-writing the zoning regulations.

**Motion to adjourn.** Made by Mr. Cueto, seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 8:55p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*