

*Minutes of the East Montpelier Development Review Board*

**APPROVED 11/5/13**

October 15, 2013

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Mike Brown, Rob LaClair, Hugh Hawkins, Dave Tucker

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

**Public Comment:** None

**Additions to Agenda:** None

**Final Plan Review of Application #13-037 – Michael Brown & Robert LaClair**

The Chair opened the review at 7:03pm by reading the warning: “Conditional use review of Application #13-037, submitted by Michael Brown and Robert LaClair, to permit continuation of the existing use on Hawkins Lot 4C (Subdivision 13-025; 3.23-acre lot), owned by Hugh, Susan and Dennis Hawkins and located at 2368 Towne Hill Road. The current use of the property involves the storage and sale of landscape materials, sand, and salt. The property is located in Zone D – Rural Residential/Agricultural, where uses similar in nature to other allowed uses require conditional use review.” The applicants were sworn in at 7:04pm. The applicants plan to continue the sale of landscape materials and earth products, with wholesale and retail components, focusing on wholesale delivery. They plan to move the white barn 10 feet closer to Towne Hill Road and add an 8’ x 20’ office space (a converted tractor trailer). Area #1 will be bark mulch storage, delivered by tractor trailer. Salt will be stored in the barn on cement under cover. The applicants are considering future storage on the old silo bases. Setbacks for the buildings are not a problem and there is no plan for additional lighting. A small 5’ x 5’ sign is planned.

Conditional Use Review, Section 5.4(C)

- 1) Facilities – no impact
- 2) Character – better than current condition, will mow and bush hog
- 3) Traffic – Mike’s 3 trucks will be parked there, no significant increase in traffic
- 4) Bylaws – conforms
- 5) Renewable energy – no interference

Supplemental Standards (E) – meets all standards

**Motion: I move to accept conditional use permit #13-037 as proposed with the condition that the proposed use shall not interfere with the usage of the lower/more westerly access as a 30-foot wide easement for ingress/egress & utilities in favor of Lot 4A (Hawkins subdivision #13-025).** Made: Mr. Curtis, second: Mr. Lane

The applicants changed the size of the office to 8’ x 20’.

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

**Update on Sanfacon/Pollock Environmental Court Cases**

The settlement agreement needs to be signed by the judge to become official. Most of the inoperable vehicles are gone from the property. The remaining trailers will be cladded and some fencing may be needed. The court will need to address the Notice of Violation from the town.

**Review of Minutes**

October 1, 2013

**Motion: I move to approve the minutes as amended.** Made: Mr. Kappel; second: Ms. Watson

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

**Other Business**

**ZA Report**

- Town Meeting will be at U-32, in the cafeteria (forum) and auditorium (town meeting)
- Orchard Valley – supplemental access, bush hogged a field for 50-car parking lot, needed a permit
- Bragg – addition to existing building, hearing on 11/5

Next DRB meeting is 11/5.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*