

August 7, 2018

DRB Members Present: Rich Curtis (Chair), Carol Welch, Norman Hill, Alice Dworkin, Jeff Cueto, Mark Lane
DRB Members Absent: Ben Lange, Kim Watson, Steve Kappel

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Jeff Olesky, Steve Connor, Michael Curtis, Todd Parker, Marilyn Davis, Janice Walrafen, John Connor, Ben Graham

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #18-030, submitted by Washington County Mental Health

The Chair opened the hearing at 7:01pm by reading the warning: "Conditional use review of Application #18-030, submitted by Washington County Mental Health, Inc., to redevelop its 3.1-acre lot located at 225 VT Rte. 14S currently used as a group home facility. Plans include the demolition of existing structures and the construction of an 11,780 sq. ft. maintenance facility consisting of a 3,780 sq. ft. two-story office suite, coupled with associated infrastructure, parking, and access improvements. The property is located in Zone D – Rural Residential/Agricultural where conditional use review is required for an office and maintenance facility use similar in nature to other allowed uses in Zone D." The applicants were sworn in at 7:04pm. The existing structure is currently used as a group home and the existing barn is used for storage and maintenance equipment. There are multiple gravel access sites that can be confusing and they plan to consolidate into one access point. Both existing structures will be demolished and redeveloped into the maintenance and office space site. Applicants have received a letter of intent from VTrans as well as a state wastewater permit. The barn will be demolished after the new structure is completed. WCMS maintains 37 homes and multi-use spaces in the area.

Parking will be for employees, no customer traffic, with additional parking at the 1st floor level of the office space and sidewalks connecting both sides. The maintenance building will include bays for the trucks and covered storage space. Lighting will be on three poles in the parking area and 8 building-mounted lights. All lights are LED, downcast and shielded. For landscaping, the applicants will add maples on the north and south, keep the existing apple tree in the front, and add new bushes along the front. A storm water run-off plan is not required but they have plans to grade the gravel lots to manage the run-off.

Conditional Use Review

Section 5.5(C)

- 1) Existing services – no impact
- 2) Character – planning to salvage as much as possible of the historic structures; Mr. Connor explained what the exterior will look like
- 3) Traffic – no impact
- 4) Bylaws – no impact, have required permits
- 5) Renewable energy – no impact to the rest of the property

Section 5.5(E)

- 1) Will include ventilation for painting/fumes; will follow OSHA standards
- 2) Not applicable
- 3) Not applicable
- 4) Have landscaping plan
- 5) No sign planned, none currently at the property
- 6) Wastewater permit received
- 7) Continuing compliance expected

Motion: I move to go into deliberative session to discuss Application #18-030 after the additional hearings. Made by Mr. Cueto, second: Ms. Welch

Vote on Motion: Passed 5-1 (Mr. Hill)

Site Plan Review of Application #18-031, submitted by Joseph Carriveau

The Chair opened the hearing at 7:45pm by reading the warning: “Site plan review of Application #18-031, submitted by Joseph Carriveau, to allow the operation of a used car sales and service facility on property owned by Gloria Biron located at 2592 US Route 2. The property is in Zone C – Residential/Commercial, where motor vehicle sales and service is a permitted activity.” A letter of intent has not been issued by the state yet, because they are concerned with the access opening that they created. The applicant has requested continuing the hearing to the next meeting. This is a small site with no septic or water on-site and it is difficult to meet the state requirements

Motion: I move to continue the site plan review of Application #18-031 at the 9/4/18 meeting. Made: Mr. Cueto, second: Mr. Curtis

Vote on Motion: Passed 6-0

Conceptual Conditional Use Review for All Together Now

The Chair opened the hearing at 7:55pm 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 the 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/Agricultural.” The applicant would like to add two units and a community center, with the full property as a PRD with four total dwellings. The daycare in the main building is fully licensed by the state and needs to be recognized by the town. The summer camps also need to be licensed and need support from the town. The applicants plan to enlarge the wastewater system. A licensed daycare is not a permitted use so they are requesting a variance to continue the use that has been happening for the last 14 years.

For the PRD, each new dwelling would be a 2-bedroom unit. The setbacks on the property have all been met. The DRB reviewed the PRD requirements. It was asked if this is a reasonable density on the property. The building envelope is about 4 acres, with 6 acres of open fields, gardens and orchard. Ms. Walrafen noted that solar trackers provide power to the main house and community center; there is a plan to add one more solar tracker. Mr. Graham reviewed the request to upgrade the farm access to a driveway access and the new parking plan, which would include a roundabout for preschool drop-off with additional overflow parking. The DRB is comfortable with the concept as presented.

Sketch Plan Review

The sketch plan is for a proposed 2-lot subdivision of the 79.5-acre Coburn property located at 135 Daggett Road. The plan is to carve out 15-20 acres in the middle of the property for a family transfer with an access easement across the remainder lot. It will create an odd remainder lot of about 55 acres. The applicant will survey the new lot but is requesting a large lot waiver for the remainder lot.

Motion: I move to grant a large lot waiver for this proposed subdivision. Made: Mr. Cueto, second: Mr. Lane

Vote on Motion: Passed 6-0

Consideration of Fairmont Dairy Request

As the ZA did not hear from Chase & Chase or Fairmont Dairy, the DRB requests that Fairmont Dairy re-apply if necessary.

Deliberative Session

Motion: I move to go into deliberative session to discuss WCMH’s Application #18-030. Made: Mr. Curtis, second: Ms. Welch

Vote on Motion: Passed 6-0

The DRB entered deliberative session at 8:55pm; the DRB exited at 9:26pm

Action taken: The DRB requested architectural renderings of the building before making their final decision. Mr. Steve Connor noted that he should be able to send the renderings via a-mail to the ZA by Wednesday.

Motion: I move to recess the hearing for Application #18-030 to 8/14/18 at 7pm. Made: Mr. Curtis, second: Mr. Cueto

Vote on Motion: Passed 6-0

Review of Minutes

July 10 2018

Review of minutes tabled to the 8/14/18 meeting.

Motion to adjourn. Made by Mr. Lane, seconded by Mr. Curtis. Passed 6-0. Meeting adjourned at 9:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary