

Minutes of the East Montpelier Development Review Board

APPROVED 9/4/18

August 14, 2018

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

DRB Members Absent: Kim Watson, Mark Lane

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Steve Connor, Michael Curtis, Todd Parker, Kris Jurentkuff, Mary Moulton

Call to Order: 7:02pm

Public Comment: None

Additions to Agenda: None

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

The Chair re-opened the hearing at 7:03pm by reading the warning: "Continuation of 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 and representatives were sworn in at 7:04pm. Mr. Cueto asked the ZA if he thought this project fits as a conditional use in Zone D. The ZA responded by noting that Orchard Valley, EMES and large farms are in Zone D and he feels this fits the character of the neighborhood. The office space proposal is the only use that is an outlier. Mr. Cueto wants to make sure the DRB isn't setting a precedent. Ms. Dworkin feels more comfortable knowing the zoning for this area is under a proposed change to allow this type of use. Mr. Connor reviewed the project for those DRB members not in attendance at the last meeting. Ms. Moulton noted that the planned office space will be mostly spill-over, as opposed to daily use. On the elevation drawings, Mr. Connor noted that the two ends of the building will have different siding to add some interest and there will be stairs connecting the two buildings. Mr. Cueto mentioned his concern with the historic nature of the structures; he noted that the structures are on the state registry of historic buildings.

Motion: I move to approve Application #18-030 as presented. Made by Mr. Hill, second: Ms. Welch

Vote on Motion: Passed 6-1 (Mr. Cueto)

Consideration of Fairmont Dairy request to alter the June 8, 2018 DRB decision for Subdivision Application #18-012 to reflect a revised access plan for new Lot 3A

Mr. Jurentkuff apologized for missing the last meeting because of a family emergency. He gave the DRB an update on the request. Fairmont is waiting for a letter of access approval from VTrans. If VTrans agrees with the access on Route 14, Fairmont will request that the merger condition be stricken from the previous decision. If VTrans says no, the decision will stay and a plan will have to be developed. Mr. Jurentkuff expects a response from VTrans by the next DRB meeting. The DRB agrees to keep the request to alter open until a decision is received by VTrans; this will be added to the 9/4 agenda.

Review of Minutes

July 10 2018

Motion: I move to approve the July 10, 2018 minutes as amended. Made: Mr. Curtis, second: Mr. Hill

Vote on Motion: Passed 7-0

Other Business

The DRB agrees to hold the September meeting on the 4th, even though the Chair will not be there.

Motion to adjourn. Made by Mr. Hill, seconded by Mr. Curtis. Passed 7-0. Meeting adjourned at 8:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary