

Minutes of the East Montpelier Development Review Board

APPROVED 12/4/18

November 6, 2018

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

DRB Members Absent: Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Joseph Carriveau

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

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

The Chair re-opened the hearing at 7:01pm by reading the warning: "Continuation of site plan review of Application #18-031, submitted by Joseph Carriveau, to allow the operation of a used car sales and services facility on property owned by Gloria Biron located at 2952 US Rte. 2. The property is in Zone C – Residential/Commercial where motor vehicle sales and service is a permitted activity." The applicant has received a letter of intent from the state for access. The applicant is conducting a vehicle sales and service business. He plans to have a maximum of 20 cars for sale on his property, with no more than 10 cars for customers. Based on the letter of intent from the state, the applicant must keep all cars more than 10 feet from the right of view owned by VTrans. A letter from an abutting land owner, Arthur Montague, noted that a septic tank may be located on his property; the ZA noted that it probably was never connected to this building. No additional septic is planned. The water has been turned back on, it's working, but there is no hot water. The living quarters upstairs have been gutted, and there is no plan to re-do. The parking area is gravel to the right, and mostly grass to the left; the applicant has plans to bring in staymat in the spring for both sides. For lighting, the applicant will install LED lights on corners of building or ask GMP to install a street light for security; all lights will be down-shielded. The hours will be 8-5pm, Monday to Friday, 8-12pm on Saturday. The applicant will add a sign for customer parking at the side of the building; a business sign is already on the building. The property is owned by Gloria Biron; the applicant plans to purchase the building. He plans to get dealer plates from the DMV. The use is a permitted activity which is similar to other uses in the district. No outside storage is planned and the rear of the building is now useable for that purpose. The waste drums will be replaced once they are full, and there are no floor drains in the main section of the building.

Motion: I move to approve Application #18-031 with the condition that any permanent outdoor lighting fixtures shall not direct light onto adjacent properties or roads and shall minimize glare. Made by Mr. Cueto, second by Mr. Lange

Vote on Motion: Passed 8-0

Review of Minutes

October 2, 2018

Motion: I move to approve the minutes as amended. Made: Mr. Kappel, second: Ms. Welch

Vote on Motion: Passed 8-0

ZA Report

- Four new permits
- Fontaine is building a tiny house on his property next to his barn; it will be considered an accessory dwelling; in the future he may come to the board to subdivide his property into commercial and residential

Motion to adjourn. Made by Mr. Kappel, seconded by Mr. Lane. Passed 8-0. Meeting adjourned at 7:45p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary