

June 4, 2019

DRB Members Present: Steve Kappel (Chair), Alice Dworkin, Norman Hill, Kim Watson, Jeff Cueto, Steve Justis, Mark Lane, Glenn Weyant,

DRB Members Absent: Clarice Cutler

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brian Tokar, Ellen Leonard, Janice Walrafen, Ben Graham, Patricia Connor, Christina George, John Connor, Adrienne Allison, Carl Etnier

Call to Order: 7:01pm

Public Comment: None

Additions to Agenda: None

Planned Residential Development Subdivision/Site Plan Review/Conditional Use Review of Application \$19-022, submitted by Ellen Leonard and Janice Walrafen

The Chair opened the hearing at 7:02pm by reading the warning: “Planned Residential Development subdivision and site plan review followed by conditional use review of Application #19-022, submitted by Ellen Leonard and Janice Walrafen, to permit a master plan concept for the 10.2-acre Leonard/Walrafen property located at 370 Cherry Tree Hill Road. The net effect of the proposal is to allow 3 stand-alone single-family dwelling units and one multi-function community center/childcare/boarding house/studio/office facility, all individually owned and subject to ground leases, on property intended to be owned by an associated cooperative group known as Cherry Tree Hill Community LLC. The property is in Zone D – Rural Residential/Agricultural District, where 4 individual dwelling structures would require a minimum of 12 acres, necessitating a requested affordable housing PRD density bonus.” The applicants and Interested Parties were sworn in at 7:03pm. Ms. Walrafen reviewed the history of the property, which she and Ms. Leonard purchased 15 years ago. They are currently proposing two new 2-bedroom dwelling units; there is an existing dwelling and the multi-use building with 4 bedrooms with attached bathrooms and a shared kitchen. With 10.2 acres, three dwelling units are allowed on the property; the applicants are requesting 4 units, using an affordable housing density bonus. The master plan would cluster the housing leaving open space for agriculture. The applicants need a town permit in order to receive and keep state summer camp licensing.

The 2 new dwellings would have new wells and a new septic system will be located in the field below the houses. A certified engineer surveyed the property; Chase & Chase will follow through with the septic design and permits. The new homes will be approximately 30' x 20'. The survey includes building envelopes but no dimensions of those envelopes. The site plan does not include elevations for the buildings but the ZA noted that the applicants will need to come back for building permits before starting construction. There are no setbacks for the overhead power line and the plan is to bring them underground. Mr. Graham noted that not much is changing from what is happening now on the property. Ms. Walrafen noted that they held an open house last week to talk to neighbors and residents about the master plan.

Mr. Connor reviewed the e-mail that he had sent to the town laying out some concerns he has for the plan. He noted that grandfathered uses are hard for the town to enforce. Most of his concerns pertained to the septic capacity on the property, as well as run-off affecting neighbors and streams. Ms. Walrafen responded that a new system was re-built for the main house and is now larger than needed; she will make sure to inform neighbors of new wells and well shields (will be shown on the survey map). The board reviewed Mr. Connor's e-mail.

Conditional Use Review

Section 5.5, (C) General Standards

1) Facilities – see application, no additional impact

2) Character of neighborhood –

- The applicants are clustering the housing and leaving open space for agriculture, willing to add screening
- Applicants will file the state permit to increase to 15 kids in the daycare with the town
- Applicants identify as a community center; the neighbors in attendance have only seen it as a daycare
- Ms. Connor feels that just because the current uses have gone on for 15 years, it doesn't make them permitted uses
- Community center and land will be owned by the LLC; structures will have ground leases
- There is no plan for increased uses if the town designates the area as a community center

3) Traffic –

- There should be no increase in traffic, and the driveway plan should make it safer
- Increased parking on the property; there are 3 employees of the daycare and 2 live on the property
- 7 residents live on the property

- No additional plan for outside lighting
 - Income threshold will be written into the deeds for affordability issues
- 4) By-laws – conforms
 - 5) Renewable resources – doesn't interfere with neighbors' ability to install renewable energy solutions; solar trackers can be screened without blocking the sun

Section 5.5, (E) Supplemental Standards

- 1) Nuisances – only noise applies – the applicants were asked to notify neighbors before all events
- 2) Open Spaces – abiding by necessary setbacks, keeping all open spaces
- 3) Adverse impact – not applicable
- 4) Landscaping – planning more screening, will consult with neighbors, particularly the Georges
- 5) Signs – applicants would like a sign on the road, as well as entrance/exit signs for the driveway; 911 emergency signs will have to put on each residence, the applicants will have the Fire Chief review the property
- 6) Water and Septic – installed in compliance
- 7) Periodic Review – the DRB will request an annual update report from the homeowner's association

Motion: I move to continue the hearing of Application #19-022 to the scheduled DRB meeting on July 2, 2019. Made: Mr. Kappel, second: Ms. Watson

Vote on Motion: Passed 8-0

Motion: I move to go into deliberative session to discuss Application #19-022. Made: Ms. Watson, second Mr. Lane

Vote on Motion: Passed 8-0

The DRB entered deliberative session at 9:05pm; the board exited at 9:43pm.

Review of Minutes

May 7, 2019

Tabled to the next meeting

Motion to adjourn. Made by Ms. Watson, second by Mr. Cueto. Passed 8-0. Meeting adjourned at 9:45p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary