

September 3, 2019

DRB Members Present: Steve Kappel (Chair), Norman Hill, Kim Watson, Jeff Cueto, Steve Justis, Glenn Weyant, Clarice Cutler, Mark Lane, Lauren Oates

DRB Members Absent: None

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Kris Jurentkuff, Layne Gregoire, Ellery Packard, Abigail Faulkner, Hobart Guion, Nathan Ebert, William Morrison, Jeff Stetter

Call to Order: 7:02pm

Public Comment: None

Additions to Agenda: None

Final Plan Review of Application #19-041, submitted by Abigail Faulkner and Hobart Guion

The Chair opened the hearing at 7:04pm by reading the warning: "Final plan review of Application #19-041, submitted by Abigail Faulkner and Hobart Guion, to amend Zoning Permit #18-034, the approved 2018 subdivision of their property located at 445 Kelton Road. This proposal would eliminate the access easement over Lot 2 serving Lot 1. Access to Lot 1 from Kelton Road would be provided instead by a 60-foot-wide easement over the adjacent 515 Kelton Road property owned by Lydia Faesy and Charles Wanzer. The property is located in Zone E – Agricultural/Forest Conservation District." The applicants were sworn in at 7:05pm. The applicants would like to change the ROW that serves Lot 1. The new ROW utilizes an existing shared driveway used by two current neighbors. Ms. Faesy and Mr. Wanzer are the owners of the property the driveway is on and there is a maintenance agreement in place. The acreage for the subdivision stays the same. The SB has approved the concept that the driveway will serve three lots.

Motion: I move to approve Application #19-041 to change the easement as presented with the condition that the deed work be completed by the time the Mylar is filed with the Town Clerk within 180 days. Made: Ms. Watson, second: Mr. Lane

Vote on Motion: Passed 9-0

Site Plan Review of Application #19-040, submitted by Vermont Country Camper Sales, Inc.

The Chair opened the hearing at 7:15pm by reading the warning: "Site Plan Review of Application #19-040, submitted by Vermont Country Camper Sales, Inc., for a change of use from professional office to motor vehicle sales & service on the Malone Packard Road Properties LLC parcel located at 50 Packard Road. The property is in Zone B – Industrial District, where a change from one allowed use in the district to another use requires DRB site plan approval." The applicant was sworn in at 7:16pm. Mr. Gregoire would like to use the space in the building most recently occupied by Zutano for inside service of RV's, particularly during the winter months. The only change to the exterior is the addition of a new door next to the existing door. If he requires a sign, it will most likely be where the old Zutano sign was; he will come back for a sign permit, if necessary. There are no plans to sell RV's from this location; Mr. Gregoire hopes to avoid winter lay-offs. There is limited parking space, so there will be few RV's parked at this site. Mr. Gregoire does not anticipate an increase in traffic in the area. The project is going through an Act 250 review but it is mostly an administrative sign-off.

Motion: I move to approve the change of use as presented in Application #19-040. Made: Mr. Hill, second: Mr. Justis

Vote on Motion: Passed 9-0

Review of Application #19-044, submitted by Nate Ebert and Usnea Granger

The Chair opened the hearing at 7:24pm by reading the warning: "Review of Application #19-044, submitted by Nate Ebert and Usnea Granger, to construct a 25' x 35' garage with a 12' x 35' shed roof on their property located at 550 Coburn Road. The applicants are requesting a 25-foot §3.14 front setback waiver. The property is in Zone D – Rural Residential/Agricultural District, where the front setback is 75 feet from road centerline." The applicant was sworn in at 7:25pm. Mr. Ebert would like to build a new garage and dismantle the existing garage once the new one is built. Both the existing and the new garage are mapped as being in the floodplain, but accessory structures are allowed in the floodplain. However, the applicant must prove to the ZA that the structure is built one foot above floodplain. A letter of map amendment is needed and a FEMA certificate of elevation is sufficient. The new garage cannot be built behind the existing because of a large drop-off. Mr. Cueto requested that Mr. Ebert be aware of storm run-off issues when grading the site.

Motion: I move that a setback waiver be granted for Application #19-044 subject to Section 3.14 in the Town's zoning regulations based on the topography of the site. Made: Mr. Cueto, second: Ms. Cutler

Vote on Motion: Passed 9-0

Review of Application #19-037, submitted by William Morrison and Jayne Ollin

The Chair opened the hearing at 7:35pm by reading the warning: "Review of Application #19-037, submitted by William Morrison and Jayne Ollin, to alter an existing 10' x 12' woodshed into a 12' x 26' multipurpose shed on their property located at 720 Templeton Road. The applicants are requesting a 20-foot §3.14 front setback waiver. The property is in Zone E – Agricultural/Forest Conservation District, where the front setback is 75 feet from road centerline." The applicant was sworn in at 7:36pm. Mr. Morrison would like to alter an existing shed for a multipurpose shed as it is on one of the only level spots on the property. He is requesting a 20-foot waiver. A horse will be housed in the shed periodically so electricity and water hook-ups will be necessary. The shed is on the east side of the driveway; the area to the west used to be a landfill and contains ledge. There will be concrete posts every 8' around the perimeter. The new shed will be more conforming by 10' than the existing shed. The drainage towards the shed will be addressed with 5-6" of gravel based with soil on top; the tack room will have a wood floor.

Motion: I move that a setback waiver be granted for Application #19-037 subject to Section 3.14 in the Town's zoning regulations due to the topography of the site. Made: Mr. Cueto, second: Mr. Lane

Vote on Motion: Passed 9-0

Sketch Plan Review, Thornton

The Chair opened the review by reading the warning: "Sketch plan review for a proposed subdivision of the Thornton property located at 3205 North Street. The subdivision is the same as that approved in 2006 (#06-071) but withdrawn a year later. The property is in Zone D – Rural Residential/Agricultural District; minimum lot size is 3 acres." Mr. Jurentkuff reviewed the proposed subdivision that was approved in 2006 then withdrawn. The wastewater permits are still in effect. Ms. Thornton is trying to re-instate the subdivision in order to sell the property. There is limited road frontage and no great solution. The access to the new lot would be a shared driveway. Everything is in conformance with regulations and there is no planned development in any wetlands (only by the bottom of the driveway). The DRB sees no problem with the proposal as it was approved in 2006.

Conceptual Plan Review, L Brown Drive

The Chair opened the review by reading the warning: "Conceptual plan review for a proposed 3-dwelling-unit structure on a development lot located on L Brown Drive. The property is in Zone D – Rural Residential/Agricultural District." Mr. Stetter is proposing a 4-unit building on two lots where he will live in one 2-bedroom unit and rent out three studio apartments. The land can support six bedrooms. Mr. Stetter is proposing the driveway off Elisha Smith Road instead of L Brown Road as it is closer to the development. Septic approval for both lots is needed. The DRB doesn't see a problem with the conceptual design of four units on one lot.

Review of Minutes

July 2, 2019

Motion: I move to approve the minutes as amended. Made: Mr. Cueto, second: Mr. Lane

Vote on Motion: Passed 8-0-1 (Ms. Oates abstained)

ZA Report

- Witham – talk about submitting an application for an AT&T cell tower at the corner of Bliss and Center Roads. There is concern among the neighbors and they may come to the PC for a discussion on the topic. There is nothing to react to yet and SB and PC will be parties to the project.
- Nine new permits since last meeting; 44 so far in 2019
- Recreation Board – moving ahead with the shed project. It will now be further from the road, but the same distance from the school. At 12' x 20', it will also be bigger than approved. The DRB would like them to come back for additional discussion.

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

Respectfully submitted by Kristi Flynn, Recording Secretary