

DRB Memo
October 6, 2020 DRB Meeting

Final Plan Review of Application 20-043; Morse Farm 2-Lot Subdivision

- Owner: Harry Morse; 918 County Road; 128.57 acres with dwelling and farm structures
- Zone D (Rural Residential/Agricultural); 3-acre lot minimum; 250 feet of road frontage; front setback 75 feet from centerline; side/rear 50 feet
- Proposal is to separate off the farmhouse on a 3.01-acre lot (Lot 2) from the rest of the farm property (Lot 1; 125.56 acres); the majority of the out-buildings will go with the farmhouse parcel; the main barn, however, will anchor the remainder lot
- Many of the existing structures are non-conforming to some degree; this subdivision will not improve the situation, but will also not make it worse; the one structure that would otherwise be made non-conforming by the proposed subdivision line will be removed
- The major issue is the lack of conforming frontage; there is only 139.15 feet of frontage for Lot 2, but it does have a 30-foot access easement in common with Lot 1
- The DRB approved a Section 6.2 (B) large lot survey waiver at the September 1, 2020 sketch plan review
- No changes of use or new curb cuts are proposed

Conversation on Setback Waiver Concept Contained in Section 3.14 of the East Montpelier Land Use & Development Regulations

- Section 3.14 was crafted by tweaking the then-existing Barre City waiver provision in 2007 and adopted as part of the major zoning regulations update in 2009; in particular, Section 3.14(A)(3) was taken word-for-word (with “structures” replacing “uses”) from the Barre provision adopted there in 2006; 3.14(B)(2) also came from the Barre version; the rest is a formatted version of the statutory waiver allowance in 24 V.S.A. §4414(8)
- The Planning Commission decided to limit the application of the waiver concept to building setbacks; the one-third level was a choice the PC made – other communities went higher (Barre Town landed at 50%) or, for the most part, lower

Zoning Activity Report:

- 5 applications since the September 1st DRB meeting; 46 total applications in 2020

Next DRB Meeting Date:

- Scheduled November 3, 2020 meeting date:
 - Is this an acceptable date?
 - This is the night of the 2020 General Election
 - Potential applications:
 - Messier subdivision on East Hill Road
 - Orchard Valley Waldorf School is preparing an application to replace its current outdoor classroom tent setups with up to five 20-24' x 24' platforms with roof structures and partial walls; these unheated structures will all easily meet setbacks; this will enable the school to better meet COVID-19 guidelines as winter approaches; some of the structures may be under construction by the time of the hearing