

December 1, 2020

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

DRB Members Absent: Steve Justis, Lauren Oates

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Craig Chase, Ben and Birgit McCall, Madelief Becherer

Call to Order: 7:05pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #20-050, submitted by Orchard Valley Waldorf School

The Chair opened the hearing at 7:06pm by reading the warning: “Conditional use review of Application 20-050, submitted by Orchard Valley Waldorf School, to construct three 20’x24’ and one 24’x24’ partially enclosed outdoor classroom pavilions on the school’s property located at 2290 VT Rte. 14 N. This is a request for an amendment to Conditional Use Permit 03-126 (previously amended by Zoning Permits 07-035, 07-036, 10-035 and 16-001) which governs the use of the property as a school. The property is located in Zone C – Residential/Commercial, where schools require conditional use review.” Ms. Becherer was sworn in at 7:07pm. There are 70 students on the East Montpelier campus; they have capped enrollment and in response to COVID-19, they are outside as much as possible. The tents were put up for the fall, but won’t work for the winter. The school would like to put up structures with a roof, as the children are outside for all except an hour a day. The structures were started a couple of weeks ago but haven’t been completed or are currently used. The ZA noted that all of the structures meet setbacks and they are all hard to see from the road. The applicant stated that solid siding will be added on a maximum of 3 sides of the structures and the plan is for the walls to be temporary. Power will not be supplied to any of the structures. Learning is taking place outside right now; some book-work will take place inside the school as it gets colder. Heat is not planned for the structures.

Motion: I move to approve the amendment to Conditional Use Permit #03-126 as presented. Made: Ms. Watson, second: Mr. Lane

Mr. Cueto asked how many structures are currently on-site. The applicant stated that there is the schoolhouse, millhouse, yurt, and fabric yurt; the teepee is gone and there is a small tent on the platform.

Vote on Motion: Passed 7-0 by roll call vote

The ZA noted that no professional site plan was done for this project and will not be included with this filing.

Sketch Plan Review – McCall Subdivision

The Chair opened the hearing at 7:19pm by reading the warning: “Sketch plan review for a proposed 2-lot subdivision of the 6.2-acre McCall property located at 350 Stoney Corners Road. The proposal will create Lot 1 of 3.2 acres with frontage along Stoney Corners Road and Lot 2 of 3.0 acres served by a 25-foot-wide access easement over Lot 1. The property is in Zone D, the Rural Residential and Agricultural District; minimum lot size is 3 acres.” The applicants and representative were sworn in at 7:20pm. Mr. McCall stated that he and his wife were long-time mid-westerners and will be new to East Montpelier. They have purchased a parcel on Stoney Corners and plan to move here once they find jobs in the area. Mr. McCall’s mother would like to move with them, but not in the same house, so they are proposing a two-lot subdivision: Lot 1 of 3.2 acres and Lot 2 of 3.0 acres. The ZA noted that another option is to have two houses on one lot as long as they can prove the parcel can be subdivided, but Ms. McCall noted that as they have to go through Act 250, they don’t want to do it twice. The driveway access is in the NW corner, through Lot 1, which preserves the most land for agricultural and garden use. The wetlands on the property were not delineated when purchased; an old farm road goes through the wetlands. The McCall’s plan to have individual septic systems and wells for the two houses; there is an approved septic plan for a single house and they plan to have it amended with the state. Mr. Chase stated that the soils are good for testing. The typography dictates the location of the driveway. The DRB noted that the house on Lot 2 seems to be close to the riverbank; McCall stated that the envelope is placed far enough back to avoid erosion issues as it is on the flat part of the land. The ZA stated that the river corridor comes about 25’ from the southern tip of the property; the riparian buffer is outside of the boundary of the property. The DRB doesn’t see any issues with the plan as currently proposed.

Conversation on Zoning Regulation of Modern Stormwater Management Practices

The ZA reported that there is a preliminary stormwater project proposed near Morse Farm on County Road by the Winooski Conservation District. They have hired Watershed Consulting Associates for assistance. The ZA wanted know if the DRB would like a say on this type of project, as they will be more common in the future. There will be an artificial gravel wetland, a place for the drainage of stormwater run-off. Water seeps through the gravel to the south side of the project. The DRB asked who will be responsible for removing the sediment that will occur; the ZA noted that this is on private property and is not a town project. DRB members wondered what their role is. Ms. Cutler noted that the PC is looking at smaller projects in the village; projects backed by a Stormwater Master Plan are good for the area. The review of these types of projects should be with the State, as they are stricter and there will be a re-certification expectation. Any town decisions would be trumped by State decisions. The DRB would like updates on these types of projects but don't necessarily want to make any decisions.

Review of Minutes

October 6, 2020

Motion: I move to approve the minutes as written. Made: Mr. Cueto, second: Mr. Kappel

Vote on Motion: Passed 7-0 by roll call

ZA Report

Nothing is on the horizon. Chase and Chase have 3 subdivisions in the works but don't appear to be coming soon.

Motion to adjourn. Made by Mr. Lane, second by Mr. Cueto. Passed 7-0. Meeting adjourned at 8:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary