

April 6, 2021

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

DRB Members Absent: Mark Lane, Steve Justis

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Patrick McCoy, Margaret McCoy, Doni Cain, Timothy Morris, Jesse Cooper, David Delcore, Olivia Dunton

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #21-010, submitted by Doni Cain

The Chair opened the hearing at 7:02pm by reading the warning: “Conditional use review of Application #21-010, submitted by Doni Cain, to change the use of the parcel owned by Jason Lawrence located at 3070 US Rte. 2 from the existing antiques sales & restoration business to a combination retail market and restaurant operation. The proposed §4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review. The proposed commercial uses are both permitted uses in the district. The parcel is partially within the Special Flood Hazard Area and the River Corridor.” Mr. Cain noted that he is planning to change the existing antiques space to retail and small restaurant space. The current septic capacity is 27 people, so the applicant is envisioning a maximum of 23 customers plus employees. It is not a large space and the applicant sees mostly using it as a retail market with craft brews. VTrans has approved a curb cut permit. The applicant is not taking over the old Pizza Joe’s location at this time and will come back to the town if that ever happens.

Conditional Use Review

Section 5.5, (C) General Standards

- 1) Facilities – no burden on community resources
- 2) Character of neighborhood – fits in with the area, similar to prior use; the applicant will be painting the exterior
- 3) Traffic – incoming/outgoing expected; traffic will be limited by the small footprint, don’t see a burden on Route 2
- 4) By-laws – conforms with bylaws
- 5) Renewable resources – doesn’t interfere with neighbors’ ability to install renewable energy solutions

Section 5.5, (E) Supplemental Standards

- 1) Nuisances – not applicable
- 2) Open Spaces – plan to use the backyard space
- 3) Adverse impact – there will be 11 parking spaces plus a loading area that will be sufficient; it meets zoning regulations
- 4) Landscaping – adding grass strip between the parcel and Route 2 per the VTrans permit; no additional landscaping planned; the fence at the rear of the property will be retained
- 5) Signs –
 - Sign will be free-standing and less than 16 square feet; will be located at the corner of the building towards the Route 2/14 intersection
 - Mostly advertising for market; restaurant is for community meeting space
 - Limited by the sign size
 - Lighting – just lighting for safety in the parking lot and outside lights on the porch; sign will be lit from within
- 6) Water and Septic – wastewater is on individual septic, a larger tank was added in 1999; the water is on Crystal Springs hook-up
- 7) Periodic Review – not necessary

Mr. Cueto asked about the portion of the property in the flood hazard zone and the ZA stated that the building and parking lot do not encroach on that zone.

Motion: I move to approve the proposed Application #21-010 including the sign design with the condition that if there are any uses for public access on the 1st floor under Section B, the applicant needs to come back to the DRB for approval. Made: Ms. Watson, second: Mr. Cueto

The applicant noted that that part of the building remains under ownership of Lawrence.

Vote on Motion: Passed unanimously

Sketch Plan Review of Subdivision, submitted by McCoy/Gibson

The Chair opened the hearing at 7:27pm by reading the warning: “Sketch plan review for a proposed subdivision of the McCoy/Gibson property located at 964 Bliss Road. The plan is to create two lots: Lot 1 of 7.55 acres and existing dwelling with 295.15 feet of Bliss Road frontage; and, Lot 2 of 7.51 acres and 816 feet of frontage along Bliss Road. The property is in Zone D, the Rural Residential and Agricultural District where the minimum lot size is 3 acres plus 250 feet of road frontage.” Mr. McCoy thanked the boards in town and the Zoning Administrator for their hard work for the town. He stated that they would like to do a 2-lot subdivision of their property on Bliss Road: Lot 1 of 7.51 acres and Lot 2 of 7.55 acres. The existing house is on Lot 1. After a question from Ms. Cutler, Mr. McCoy stated that an engineer walked the property and marked the wetlands boundaries, including a 50-ft buffer zone. Craig Chase of Chase & Chase has verified that everything is located out of the buffer zone, including the proposed building envelope and septic and well. Mr. Morris noted that this wetlands delineation will be included on the plat. There were no additional questions from the board.

Conceptual Plan Review, submitted by Malone Properties

The review has been postponed as the applicant would like more time to work on the plan. Ms. Oates requested a flood hazard overlay when the final application is presented. The applicants are looking at utilizing five acres of usable land on the Old LaPerle Farm property. It was suggested that it might be worth it for new members to walk the property.

Review of Minutes

February 2, 2021

Motion: I move to approve the minutes as written. Made: Ms. Oates, second: Ms. Watson

Vote on Motion: Passed unanimously

ZA Report

The ZA noted that it was unusually active for 2021, with 10 new permits. There may be hearings ready in time for the May meeting.

Other Business

Ms. Watson noted that the PC is still working on zoning regulation changes for the village; check out the draft online. The PC has a new Chair (Zach Sullivan) and Vice Chair (Clarice Cutler). The PC is also working on a Town Plan amendment regarding cell towers and other utilities. They are drafting language for the new section, including ideal and less than ideal locations and referencing the zoning regulations.

Motion to adjourn. Made by Ms. Cutler, second by Mr. Hill. Passed 7-0. Meeting adjourned at 7:44p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary