June 1, 2021

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Marcie Bolduc, Joseph Cantiello, Kris Jurentkuff

Call to Order: 7:03pm
Public Comment: None
Additions to Agenda: None

Conditional Use Review, submitted by M. Bolduc Leasing LLC
The Chair opened the hearing at 7:04pm by reading the warning: "Conditional use review of Applications 21-028, 21-029 & 21-031, submitted by M. Bolduc Leasing LLC, for alterations to its mixed use property located at 4423 US Rte. 2. The DRB will conduct a consolidated hearing for review of: • Application 21-028 to construct a 6' x 20' addition to the back end of the western storage building for use by VT Crossroads Auto Repair LLC. • Application 21-029 to add a new retail use on the property. Peak Hydroponic Garden Supplies will operate out of the upper story of the retail building. • Application 21-031 to add a second motor vehicle service use on the property. VT Auto Spa LLC will operate out of the lower story of the retail building. The property, currently used for motor vehicle sales & service and self-storage, is in Zone A – Commercial, where conditional use review is required for building and use modifications on properties subject to §4.11 mixed use." The applicants and representative were sworn in at 7:05pm. Ms. Bolduc stated that she is trying to get the permits for the property corrected and in order. The applicants plan to rent the retail space above the car detail shop and add the addition to the rear of the shop to get tires and junk out of sight. The ZA noted that the property doesn't have any current permits.
Conditional Use Review
Section 5.5, (C) General Standards
1) Facilities – no impact
2) Character of neighborhood – no change to the area; there is existing landscaping to screen surrounding residences; there are 2 rows of trees on three sides and nothing on the Route 2 side
3) Traffic – it should be roughly the same as it has been historically; the Peak Hydroponic site is planning for 4-6 cars per day at the most
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 – no new noises or fumes; there will be a new storage space in the rear for parts removed from cars; these parts are removed by the truckload periodically
2) Open Spaces – not applicable
3) Adverse impact – not applicable
4) Landscaping – no new landscaping planned
5) Signs –
- Peak Hydroponic will file a sign permit application with the ZA; it is planned to be attached to the building

6) Water and Septic – no changes
7) Periodic Review – not necessary
There will be no hazardous materials stored in the new addition. Oils and liquids go through the waste oil furnace on-site. The addition appears to meet the regulations. A site plan review is optional and the DRB declined to do that review.

Motion: I move to approve Applications #21-028, #21-029 and #21-031 as presented. Made: Mr. Hill, second: Ms. Watson
Vote on Motion: Passed 7-0

Sketch Plan Review
The Chair opened the hearing at 7:26pm by reading the warning: "Sketch plan review for a proposed subdivision of the undeveloped 6.75-acre Cummings Farm LLC property located between Cummings and County Roads. The plan is to create two lots: Lot 1 of 3.10 acres with 600 feet of Cummings Road frontage; and, Lot 2 of 3.62 acres and 428 feet of frontage along County 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. Jurenkuff presented the proposal. The landowners are proposing a

straightforward subdivision of their 6.75 acres between Cummings and County Roads. They have frontage on both roads: Lot 1 will be a building lot off Cummings Road and Lot 2 will have access off County Road but no development is planned. A mound septic system is being planned by Todd Hill for Lot 1. Two curb cuts are permitted off Cummings Road but the applicant will be requesting a new curb cut for this proposal. There are wetlands on the property but no comments from the state yet; the septic is outside of the wetlands buffer. The DRB suggested considering using access from Cummings Road to Lot 2 instead of from County Road. It was noted that the area from Cummings to the building envelope on Lot 2 is fairly steep and a driveway would have issues with grade. Mr. Jurentkuf will talk with Mr. Kaplan about the issue. The DRB is comfortable with the plan as presented. The applicant will have to get on an SB agenda for curb cut approvals.

Review of Minutes

May 4, 2021

Motion: I move to approve the minutes as written. Made: Ms. Watson, second: Mr. Cueto
Vote on Motion: Passed 7-0

ZA Report/Other Business

- There have been seven permits since the last meeting
- 7/6 meeting - Demers will come to the board requesting an expansion of the auto repair location for the Green Mountain Day Spa; the front of the building is in the flood zone but meets ANR's standards
- Caravan on Route 2 – Jason Cote; moving shortly to NH for a few months; ZA is not sure how to deal with these types of issues across town as most are not staying beyond 60 days
- Ms. Watson reported that the PC is working on a new telecommunications section in the Town Plan, dealing mainly with cell towers; the draft is available online
- The board discussed in-person meetings, which may happen before the end of June, though the warning time for the DRB is problematic
    - The meetings could be at EMES, if necessary; the fire station is not open to the public right now
    - The SB will make a decision shortly
- Mr. Cueto noted that he feels a site plan is required under the regulations as opposed to optional; it was probably not warranted for the Bolduc application because of past uses

Motion to adjourn. Made by Mr. Weyant, second by Mr. Cueto. Passed 7-0. Meeting adjourned at 8:05p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary