

October 5, 2021

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

DRB Members Absent: Kim Watson, Mark Lane

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Alicia Feiler, David Delcore

Call to Order: 7:11pm

Public Comment: None

Additions to Agenda: None

Conceptual Plan Review- Old LaPerle Farm Property

The Chair opened the hearing at 7:12pm by reading the warning: “Conceptual plan review for a proposed planned residential development of the 45.48-acre Old LaPerle Farm property along US Rte. 2 owned by Malone 3035 US Route 2 Properties LLC. The proposal envisions 8 small single-family homes, grouped into 4 pairs of one-bedroom and two-bedroom units on small lots, located along a private road off of US Rte. 2. Each individual unit will have a short driveway with parking for two vehicles; the driveways for each pair of homes merge into a single shared drive and utilize a joint curb cut onto the private road. The all-rental complex will include a community garden area. The parcel is located in Zone C – Residential & Commercial District and is partially within the Special Flood Hazard Area and the River Corridor.” Alicia Feiler with Malone Properties shared the site plan review. They are planning a small 8-house community while avoiding significant features on the property like wetlands, flood plain, river corridor and steep slopes. The private road will be a gravel road to limit impervious surface. The homes will be clustered 1-2 bedroom homes, around 600-100 square feet, and will be rental properties with one owner. There will be two parking spaces per home. Trees will be paced between the homes for yard space with smaller setbacks since each lot will be less than 1 acre.

There are potential stormwater areas near the access from Route 2. This project will be considered a PRD and a subdivision is not planned; multi-family is not being considered because there are multiple structures. There are no garages, sheds or periphery buildings planned at this time. The entire development area equals around 4.5 acres out of the 45-acre total. The applicant is planning to do a boundary line adjustment for some of the remainder property for Fontaine and his cows. There will be at least 8 acres of open, common land. The DRB suggested dealing with the subdivision/boundary adjustment first. Ms. Feiler noted that the applicant wanted to know if the PRD was plausible first.

The DRB questioned whether the applicant had considered connecting the development to the village via sidewalks. Ms. Feiler noted that sidewalks would be very difficult to put in that area. The private road is planned at the high point but also goes through the river corridor; VTrans will have to sign off on the road. Ms. Feiler noted that they are trying to stay out of the 100-year floodplain. She would like know if the DRB likes the concept. The DRB had the following comments:

- Likes the clustering of homes
- Likes the concept but need more information on wetlands and 100-year floodplain
- Want to favor affordable housing, excellent opportunity but threads the needle of usable land
- Opportunities for trails on the property; disappointed with non-connection to the village
- Concern that affordable housing is often placed in more dangerous locations; only egress is through a floodable area
- Likes the concept but it might not be up to the DRB, there are state agencies involved
- More opinions are needed from river corridor experts
- One member doesn't like the concept but will go along with whatever the town regulations will allow

Ms. Feiler asked the DRB to let her know of any other concerns. She will be working with state agencies to receive the needed permits. Asked if there is any natural vegetation or screening, Ms. Feiler noted that there are many trees on the property and they will not cut down more than necessary. She will speak with the applicant regarding doing the subdivision first or having it as part of the PRD process.

Review of Minutes - September 7, 2021 – tabled to the next meeting

ZA Report – no update

Motion to adjourn. Made by Mr. Weyant, second by Mr. Justis. Passed 7-0. Meeting adjourned at 8:24p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary