

May 3, 2022

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

DRB Members Absent: Mark Lane, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Chris O'Brien, Brian Lane-Karnas, Jim Duprey, John Hemelgarn, Timothy Morris, Shawn Dion, Jon Jewett, Mike Brown, Madelief Becherer

Call to Order: 7:02 p.m.

Public Comment: None

Additions to Agenda: None

Conditional use review of Application #22-015, submitted by Shawn Dion

The Chair opened the hearing at 7:03pm by reading the warning: "Conditional use review of Application #22-015, submitted by Shawn Dion, to add a commercial heavy equipment sales use to the existing residential use of the parcel located at 75 Fair Road. The proposed §4.11 mixed use of the parcel, located in Zone B – Industrial, requires conditional use review." The applicant was sworn in at 7:04pm. Shawn Dion would like to have a change of use to a residential property to sell used heavy equipment. He would like a curb cut closer to Route 14 in order for the vehicles to not have to travel so far on the property. With the curb cut closer to the road, the storage of equipment will be screened from the neighbors and the road. The residential piece is located at 75 Fair Road and is farther up the road at the second entrance. The ZA noted that there has been no public comment; there have been no complaints in the past. Mr. Cueto asked if the sales yard on the map abuts the property line or not. The stored equipment appears to be closer to the eastern boundary. The ZA noted that there are no setback issues with the application. It is an unpermitted use that has been in business for a number of years.

Section 5.5 Conditional Use Standards

Section 5.5(C) General Standards

- 1) Facilities – no additional impact
- 2) Character of area – fits in the area; no change at this time; there is no on-site for-hire service of equipment
- 3) Traffic – no impact; not a lot of traffic to begin with and this will not increase
- 4) Bylaws – has approval for a second curb cut from the SB
- 5) Renewable energy – no effect

Section 5.5 (E) Supplemental Standards

- 1) Fumes, noise, odors, etc., nuisance – most activity happens during working hours, field is kept neat
- 2) Open spaces – n/a
- 3) Surrounding properties – storage screened from neighbors
- 4) Landscaping/district character – fits in
- 5) Signs, buildings – nothing proposed at this time
- 6) Water/sewer – all systems are in good order

Motion: I move to approve Application #22-015 as submitted. Made: Mr. Justis, second: Mr. Hill.

Vote on Motion: Passed 7-0

Conditional use review of Application #22-019, submitted by Land Care Agricultural Services, LLC

The Chair opened the hearing at 7:21 pm by reading the warning: "Conditional use review of Application #22-019, submitted by Land Care Agricultural Services LLC, to construct a 30' x 60' hoop barn for materials storage and a 30' x 50' structure for equipment storage on Land Care's property located at 2368 Towne Hill Road. The property is located in Zone D – Rural Residential/Agricultural and is subject to DRB regulation under §3.10(B) as a pre-existing, potentially non-conforming use." Mr. Brown was sworn in at 7:25pm. Mr. Brown would like to add a 30' x 50' hoop barn next to the existing barn for equipment storage. A pole barn located on the property for small tools will be removed; the new barn will be on the existing foundation. It is a commercial property so structures need approval by the DRB. The new barn will be smaller than the existing hoop barn next to the road.

Section 5.5 Conditional Use Standards

Section 5.5(C) General Standards

- 1) Facilities – no impact
- 2) Character of area – fits in the area; trying to make the property better
- 3) Traffic – no change
- 4) Bylaws – n/a
- 5) Renewable energy – no effect

Section 5.5 (E) Supplemental Standards

- 1) Fumes, noise, odors, etc., nuisance – have not had any complaints
- 2) Open spaces – n/a
- 3) Surrounding properties – screened from the road
- 4) Landscaping/district character – fits in
- 5) Signs, buildings – nothing proposed at this time
- 6) Water/sewer – n/a

Motion: I move to approve Application #22-019 as proposed. Made: Mr. Cueto, second: Mr. Weyant

Vote on Motion: Passed 7-0

Conditional use review of Application #22-012, submitted by Washington Central Unified Union School District

The Chair opened the hearing at 7:37 pm by reading the warning: “Conditional use review of application #22-012 submitted by Washington Central Unified Union School District to construct two 27’ x 6’ dugouts and install three scoreboards on the U-32 Jr/Sr High School grounds located at 930 Gallison Hill Road. The property is located in Zone C – Residential/Commercial, where schools require conditional use approval, and is subject to DRB regulation as a §4.13 protected public use.” Mr. O’Brien and Mr. Duprey were sworn in at 7:38pm. They are looking to install three scoreboards: softball, baseball and field hockey, while also looking to replace the softball dugouts. The dugouts are larger (about 4’ longer than existing) and the scoreboards are new, hence the reason for the application.

Section 5.5 Conditional Use Standard

Section 5.5(C) General Standards

- 1) Facilities – no impact
- 2) Character of area – fits in the area
- 3) Traffic – no impact
- 4) Bylaws – n/a
- 5) Renewable energy – no effect; scoreboards will have LED lights

Section 5.5 (E) Supplemental Standards

- 1) Fumes, noise, odors, etc., nuisance – no impact
- 2) Open spaces – n/a
- 3) Surrounding properties – no impact
- 4) Landscaping/district character – scoreboards will be on uprights, with one affixed to the school itself
- 5) Signs, buildings – n/a
- 6) Water/sewer – n/a

The siding on the dugouts is proposed to match the siding on the baseball dugouts to maintain consistency. Mr. Cueto would like to have them use something more environmentally-friendly.

Motion: I move to approve Application #22-012 as presented. Made: Mr. Weyant, second: Mr. Justis

Vote on Motion: Passed 7-0

Conditional use review of Application #22-017, submitted by Orchard Valley Waldorf School

The Chair opened the hearing at 7:46 pm by reading the warning: “Conditional use review of Application #22-017, submitted by Orchard Valley Waldorf School, to construct a 24’ x 24’ barn plus parking, traffic flow, pedestrian access and other improvements at the school’s property located at 2290 VT Rte. 14 N. The property is located in Zone C – Residential/Commercial, where schools require conditional use approval, and is subject to DRB regulation as a §4.13 protected public use.” Ms. Becherer and Mr. Lane-Karnas were sworn in at 7:47pm. Ms. Becherer noted that they would like to move a barn on the property to care for animals. The parking and traffic flow will also be revised with this plan. One curb cut off Route 14 will be removed. Two existing curb cuts will be kept on Coburn Road, but will be restricted by use. A new parking lot will be built on the north side, near the farmhouse building. They received SB approval for the curb cut improvements on Coburn Road. The existing lots will be paved and lined. The lower parking lot is for parents dropping of

their students. The upper lot is disconnected from the lower lot and is designated for longer-term parking. There will be signs at the entrances. Parents dropping off their students can continue along a one-way drive around the front of the building. The entrance out onto Route 14 is being improved with better sight distance. The parking lot to the north by the farmhouse includes a two-way travel lane to a new gravel lot with a fire lane behind the building. The new barn will be located at the far end of the new parking lot. Run-off will be directed to the rear of the lot. There are existing septic and water systems; no changes proposed. There are currently 72 students at the school, with 20 staff on-site.

Section 5.5 Conditional Use Standards

Section 5.5(C) General Standards

- 1) Facilities – no impact; no changes
- 2) Character of area – fits in the area; existing use, making safety improvements
- 3) Traffic – no increase, should be safer for vehicles and pedestrians
- 4) Bylaws – n/a
- 5) Renewable energy – no effect

Section 5.5 (E) Supplemental Standards

- 1) Fumes, noise, odors, etc., nuisance – school does not generate these nuisances
- 2) Open spaces – n/a
- 3) Surrounding properties – no changes
- 4) Landscaping/district character – some trees will need to be removed but not along the road
- 5) Signs, buildings – no signs proposed at this time; barn will fit in with the character
- 6) Water/sewer – fully-permitted, no changes. The stormwater treatment system is being revised because of the increase in impervious surfaces and the new parking lot.

Mr. Cueto wondered if any prior conditions are affected by this new proposal. The SB reviewed the curb cuts on Coburn Road and agreed that this proposal was an improvement.

Motion: I move to approve Application #22-017 as submitted. Made: Ms. Oates, second: Mr. Justis

Vote on Motion: Passed 7-0

Sketch plan review for a proposed subdivision of the Jewett property

The Chair opened the hearing at 8:09 pm by reading the warning: “Sketch plan review for a proposed subdivision of the Jewett property located at 130 Quaker Road and along McKnight Road. The proposal is for a 2-lot subdivision: Lot 1 of 6.5 acres and Lot 2 of 3.6 acres. The property is in Zone C, the Residential and Commercial District where the minimum lot size is 1 acre plus 150 feet of road frontage.” Mr. Jewett stated would like to subdivide a 10-acre parcel into two lots: Lot 1 of 6.5 acres and Lot 2 of 3.6 acres. A residence is proposed in the future on Lot 2. The septic system will service the existing residence and the new residence. Lot 2 will be accessed from McKnight Road. Mr. Jewett would like to continue to use the access from Quaker Road to Lot 1; this will continue to be used by Washington Electric for access to their building to the rear. The development would be outside the 50’ buffer around the wetlands. Mr. Morris noted that the access to Lot 1 is only 16’ side, as opposed to the required 60’ wide ROW; it is an existing driveway. It does not meet the current standards of Section 3.3. The ZA noted that it would not make sense to have a 60’ wide ROW from McKnight Road. The applicants would like to know if the board will require a 60’ ROW from McKnight Road that will probably not be used. The DRB is leaning towards keeping things as they are and not requiring a new ROW.

Review of Minutes

March 1, 2021

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

Vote on Motion: Passed 7-0

ZA Report/Other Business

- 20 new permits since last meeting
- There will be at least three hearings for the June meeting
- Mr. Hill wondered if he should recuse himself from the Kitchen subdivision since he is an abutting neighbor; the subdivision is a major 4-lot subdivision
- The ZA is retiring as of June 30, so the board will have his services through the June meeting. The Recording Secretary is also resigning as of June 30. Please let the Town Office know if you have any suggestions for either position.

Motion to adjourn. Made by Mr. Hill, second by Mr. Cueto. Passed 7-0. Meeting adjourned at 8:36 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary