

September 6, 2022

DRB Members Present: Steve Kappel (Chair), Jeff Cueto (zoom), Kim Watson, Steve Justis, Clarice Cutler (zoom)

DRB Members Absent: Lauren Oates, Norman Hill, Mark Lane, Glenn Weyant

Others Present: Tyson Brown (Zoning Administrator), Gina Jenkins (Town Administrator), Deirdre Connelly, Jon Jewett, Maureen Dougherty (zoom), Peter Lloyd, Kris Jurentkoff

Call to Order: 7:03 p.m.

Public Comment: None.

Additions to Agenda: None.

Final plan review for a proposed subdivision of the Jewett/Vaillancourt property located at 130 Quaker Road and along McKnight Road

Chair Kappel opened the hearing at 7:04 p.m. by reading the warning: “Final plan review for a proposed subdivision of the Jewett/Vaillancourt 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.”

Jon Jewett and Kris Jurentkoff were sworn in at: 7:05 p.m. Mr. Jurentkoff noted that there were no changes to the proposed subdivision from the last meeting. He added that the Selectboard approved the curb cut for this subdivision. Chair Kappel asked if the board members had any questions; there were none.

Motion: To approve application 22-051. Made by Ms. Watson, second by Mr. Justis. Passed 5-0.

Conceptual Conditional Use Review for the proposed construction of a shop/office located on the Lloyd Properties, LLC property at 1145 Route 14 N

Chair Kappel opened the hearing at 7:10 p.m. by reading the warning: “Conceptual Conditional Use Review for the proposed construction of a shop/office located on the Lloyd Properties, LLC property at 1145 Route 14 N. The construction would be an addition to the existing single-family residence and two apartment building already on the property. The shop/office use isn’t a Permitted or Condition Use specifically allowed by the LUDR in the Rural Residential-Agricultural Zone. Table 2.7 (C)(15) does allow the Board to approve “Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.” The request is for the board to review the proposal and determine if it may be allowed per Table 2.7 (C)(15).”

Mr. Lloyd and Mr. Jurentkoff explained their intentions for the property and their reasons for bringing this before the board. They intend to subdivide the parcel on Route 14 and build a shop and office space for Lloyd Home Service. Mr. Lloyd owns and currently operates the business from a five-acre home in Cabot and a leased space in Montpelier. Most of his business is in Barre and Montpelier, making this

location on Route 14 convenient. He aims to consolidate the two spaces he currently uses into the proposed shop and office space. He employs approximately 20 local employees for his plumbing, heating, and HVAC business.

Chair Kappel asked what the area around the parcel is like. Mr. Jurentkoff named Bragg Sugarhouse and Fontaine Sawmill as neighbors and noted that there are some private residential lots behind the property on Bragg Hill Road. He added that light industry seemed to be the closest parallel to Mr. Lloyd's business, and that most of the business's work happens offsite from their office and shop space. Ms. Watson asked what kinds of vehicles Lloyd Home Service utilizes. Mr. Lloyd explained that they have approximately 20 vehicles, most are 12 ft. box trucks or Sprinter vans. On a typical day perhaps 11 trucks are dispatched, depending on demand. The business hours are approximately 7-5 and they may have occasional night calls. Mr. Cueto noted that he thinks the location on Route 14 favors the proposal because of its existing mix of light industrial and residential uses. He suggested that the main resistance that may come up for this proposal will have to do with the character of the neighborhood, so a design that fits in with the area might help the proposal.

Mr. Jurentkoff explained that he and Mr. Lloyd brought this idea to the board for conceptual approval. It will be a multi-step process to get this project designed and built and it will need to go through Act 250 because the parcel is more than 10 acres. They wanted to test the idea out with the DRB before doing any in-depth design work, and they hope to come back to the board for a presentation for conditional use review to address criteria and to minimize the cost for some of the pieces that will be regulated by the state, such as septic and stormwater management systems.

Ms. Cutler agreed with Mr. Cueto's comments about the light industry along Route 14 and added that she thinks of Bragg and Fontaine as agriculture-adjacent businesses, so Lloyd Home Services fits a little differently into that category.

Chair Kappel noted that Mr. Lloyd and Mr. Jurentkoff were getting feedback from a limited group, but that there didn't seem to be any strong reason this couldn't work. Mr. Cueto suggested reaching out to the residential neighbors in the area as they begin to develop any proposals.

Review of Minutes

The board reviewed the June 21, 2022 minutes and made a few edits for clarity.

Motion: To accept the June 21, 2022 minutes with tonight's amendments. Made by Mr. Cueto, second by Mr. Kappel. Passed 5-0.

The board reviewed the August 2, 2022 minutes and made a few edits for clarity.

Motion: To accept the August 2, 2022 minutes with tonight's amendments. Made by Ms. Cutler, second by Ms. Watson. Passed 5-0.

ZA Report and Other Business

ZA Brown noted that things have been pretty quiet, with just two new permits in.

Chair Kappel suggested including election of officers on the agenda for the next meeting and he would welcome any interest in a new chair for the DRB.

Mr. Cueto noted that he found some typos in the regs and asked where to send those. Ms. Watson suggested sending them to Zach Sullivan, Chair of the Planning Commission, or to ZA Brown to forward on to Mr. Sullivan.

Motion to adjourn. Made by Ms. Watson, second by Mr. Cueto. Passed 5-0. Meeting adjourned at 8:01 p.m.

Respectfully submitted by Deirdre Connelly