

BARRE TOWN PLANNING COMMISSION

MINUTES FOR APRIL 21, 2010

The Barre Town Planning Commission held a public hearing on **Wednesday, April 21, 2010** at 7:03 p.m. at the Municipal Offices, Websterville, Vermont.

**Members Present:**

Ken Yearman, Acting Chair  
Chris Violette

Margaret Hutchins  
Charlie Thygesen

**Members Absent:**

Cedric Sanborn, Chair

Eric Brigham

Claire Duke

**Others Present:**

Paul Taylor

Peter Walbridge

Adam Costantini

**Staff Present:**

Heidi Bennett – Board Clerk

**A. APPROVAL OF MINUTES:**

*On a motion by Ms. Hutchins, seconded by Mr. Thygesen, the Planning Commission voted to approve the minutes from the January 20, 2010 meeting. All in favor*

*On a motion by Ms. Hutchins, seconded by Mr. Violette, the Planning Commission voted to approve the minutes from the February 17, 2010 & March 17, 2010 meetings. All in favor*

**B. ZONE CHANGE REQUEST:**

**AGENDA ITEM: ONE (1)**

Enclosures: Zone change report, chart of uses, lot standards, map

Consultant:

Date: April 16, 2010

**STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,  
PLANNING OFFICER**

This month's meeting is dedicated to reviewing the proposed zone change of three parcels in the Snowbridge/West Road area. Originally approached by Toni Tofani about rezoning his 81 acres, we later

discussed looking at two other parcels abutting his that are currently zoned the same way, Conservation. These three parcels were zoned Conservation to protect the former Bolster reservoir owned by the City of Barre. The City of Barre no longer owns the reservoir or the land around it and the reservoir hasn't been used for public water in quite some time.

Enclosed with your packets is a report I prepared that statutorily has to be sent to all abutting towns, the Regional Planning Commission, and the Agency of Commerce and Community Development. I have written the report as if the P.C. has already committed to making this change. It is only a proposed report and in no way binds the P.C. to its findings. I believe it provides you all with the facts and hopefully provides enough information to decide whether you want to move this request forward.

I notified the two other landowners by mail about the prospects of their land being rezoned. One, Costantini, I heard from as a result and they have no problem with the proposal. The other landowner, Walbridge, I had spoken to before the letters went out a couple of months ago and they didn't have any real concern either.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I do not believe that the Conservation zoning designation of this land is necessary anymore. Some might argue that we should protect the land from development and this is a good way to do that. I've never been a big believer in accomplishing land conservation through zoning so I am suggesting that we approve this request and forward it to the Selectboard for final consideration.

**ADDITIONAL COMMENTS:**

CV gave a brief summary; stating that even thou Mr. Tofani requested a zone change for his lot it makes sense to rezone the other conservation lots (2) that surround the Tofani property.

CV recommends this item move to warned public hearing set for May 19, 2010.

***On a motion by Mr. Thygesen, seconded by Ms. Hutchins, the Planning Commission voted to hold a public hearing on the changing of the zoning of three separate parcels of land located off Snowbridge Road and West Road from conservation to low density residential.***

**ROLL CALL:**

Cedric Sanborn **ABSENT**  
Charles Thygesen, Sr. **YES**  
Claire Duke **ABSENT**  
Ken Yearman **YES**

Eric Brigham **ABSENT**  
Chris Violette **YES**  
Margaret Hutchins **YES**

**C. OTHER:**

**D. ROUND TABLE:**

**E. ADJOURN!**

***On a motion by Ms. Hutchins, seconded by Mr. Yearman, the Planning Commission voted to adjourn the meeting of March 17, 2010 at 8:00 p.m.***

**Respectfully Submitted,**

**Heidi Bennett**

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Cedric Sanborn, Chair

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Eric Brigham

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Charlie Thygesen Sr.

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Ken Yearman

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Chris Violette

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Claire Duke

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Margaret Hutchins