

BARRE TOWN PLANNING COMMISSION

MINUTES FOR AUGUST 19, 2009

The Barre Town Planning Commission held a public hearing on **Wednesday, August 19, 2009** at 7:00 p.m. at the Municipal Offices, Websterville, Vermont.

Members Present:

Cedric Sanborn, Chair	Claire Duke
Eric Brigham	Chris Violette
Margaret Hutchins	Ken Yearman
Charlie Thygesen, Sr.	

Others Present:

Pierre Couture	Paul McGinley
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Staff Present:

Heidi Bennett, Board Clerk

A. APPROVAL OF MINUTES

On a motion by Ms. Hutchins, seconded by Mr. Brigham, the Planning Commission voted to approve the minutes from the July 15, 2009 meeting with changes. All in favor

B. WARNED PUBLIC HEARING - FINAL PLANS:

PIERRE COUTURE – ALLOWED USE DETERMINATION

This item is a continuance from July 15, 2009

CV stated he met with Mr. Couture on Monday (8/17/09); also in attendance were Harry Hinrichsen (Town Engineer) and Ryan Foss (Engineer Intern). CV stated that Mr. Couture has made progress.

CV stated that Mr. Couture has widened and paved the apron as requested and it is adequate.

CV stated that Mr. Couture has not had a survey done, but is working with Tom Otterman. Mr. Otterman researched the land records and was able to locate a map showing the original property markers, which were found on the property. CV stated that Mr. Otterman took the measurements off the map and measured the property lines, which in fact do follow the fence line as well as the existing tree line as Pierre had stated. CV stated that he believes that the assessment by Mr. Otterman is accurate and the map shows the property lines.

CV stated that there is an existing berm preventing water from flowing into the Blouin residence; Mr. Couture has also created another berm; CV stated he feels that Mr. Couture meet the requirement for the erosion plan.

CV stated that he is comfortable with the snow removal plan.

CV stated that on the parking plan, the tenants will park behind each other; CV stated that the parking plan meets the requirements as requested.

CV stated that at this time screening has not been installed; Mr. Couture wanted to make sure the Planning Commission was comfortable with the property lines. CV stated Mr. Couture is going to install not only the split rail fence as it had existed before, but stockade (8' high) fencing from the house (Blouin) to the end of the property line; approximately 75' of fencing. (Condition #12)

Mr. Sanborn went through the list of conditions; marking off 1, 2, 3, 10 and 11 as complete.

Mr. Sanborn started with condition #4 - Permanent definition (boundaries) must be given to the parking lot: Mr. Couture stated that he would like a better definition as to what is expected; he would like to remove the vegetation along the line where the gravel and grass meet; and he clean up the gravel. Mr. Couture does not want to define the back corner of his parking lot; he would like to use gravel only. Mr. Couture feels that if he was to define the parking lot, it would prevent him of being able to make any adjustments for overflow traffic or even one day expanding the parking lot. The Planning Commission agreed with Mr. Couture that he can remove vegetation and define the parking lot with gravel without placing a barrier at the end.

Condition #6 - Construct a walkway from lower parking lot to the building for pedestrian use only: Mr. Couture stated that this pathway will be shoveled in the winter. Mr. Couture stated that he will mulch the pathway and down the road eventually replace the mulch with stone. Mr. Couture will place landscaping fabric down before placing the mulch in the walkway. CV would like to see at least an opening and closing type area so that pedestrians know where to walk.

Condition #7 - Install fence along right of way along road with landscaping; 10' minimum of green space: Mr. Couture stated that he hadn't done this condition yet, as he was waiting for direction on other conditions that affect his fence and landscaping, but will have a plan for the next meeting. The plan will show the split rail fence as well as landscaping.

Condition #8 - No parking along the road; permanent signage needs to be placed along the fence notifying patrons. The Planning Commission wants to see a sign posted as cars enter the parking lot, something to the effect of "No Parking on the Street". If parking on the street becomes an issue, the Town will look to permanent signage.

Condition #9 - No walking along the road; permanent signage needs to be placed along the fence notifying patrons: The Planning Commission wants to see a sign posted as people being to exit the parking lot reminding them that they can't walk along the road.

On a motion by Mr. Yearman, seconded by Ms. Hutchins, the Planning Commission voted to continue the hearing until September 16, 2009

H. CORRESPONDENCE:

I. ROUND TABLE:

I. OTHER:

Paul McGinley, President of Shared Space, came before the Planning Commission requesting a zone change hearing for his property located at 210 Websterville Road. Property was zoned Industrial prior to the zone change in August, 2008. When new zoning went into effect, Mr. McGinley's property changed to very high density residential. Mr. McGinley would like the property to be zoned Industrial, to match the abutting land of Rock of Ages and to stay in character with the use of the property.

K. ADJOURN:

On a motion by Mr. Thygesen, seconded by Mr. Yearman, the Planning Commission voted to adjourn the meeting of August 19, 2009 at 8:33 p.m.

Respectfully Submitted,

Heidi Bennett

Cedric Sanborn, Chair

Eric Brigham

Chris Violette

Charlie Thygesen Sr.

Claire Duke

Ken Yearman

Margaret Hutchins