

BARRE TOWN PLANNING COMMISSION

**MINUTES FOR SEPTEMBER 16, 2009**

The Barre Town Planning Commission held a public hearing on **Wednesday, September 16, 2009** at 7:03 p.m. at the Municipal Offices, Websterville, Vermont.

**Members Present:**

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

**Members Absent:**

Eric Brigham

**Staff Present:**

Heidi Bennett, Board Clerk

**A. APPROVAL OF MINUTES:**

*On a motion by Mr. Thygesen, seconded by Ms. Hutchins, the Planning Commission voted to approve the minutes from the August 19, 2009 meeting. All in favor*

**B. 7:00 P.M. WARNED PUBLIC HEARINGS:**

(1) **ZONING MAP AMENDMENT:**

**Article 2: Zoning Districts & District Standards**

**Section 2.3 Zoning Map**

**This proposed change would change the zoning of 210 Websterville Road from Very High Density Residential to Industrial. While the subject parcel was zoned Industrial, the 2008 zoning rewrite changed to Very High Density Residential. The Planning Commission is considering changing it back to Industrial.**

**Zoning Map Amendment – Shared Space, Inc.**

Consultant: None

Date: September 11, 2009

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

This agenda item was reviewed last month, adopted by the Planning Commission and moved to Public Hearing this month. This action will amend Article 2, Section 2.3 (the zoning map) changing the zoning designation of parcel 006/048.00 located at 210 Websterville Road from Very High Density Residential to Industrial.

Discussion last month centered on the fact that this parcel was formally (before the most recent rewrite) zoned industrial and as a result of the 2008 rewrite ended up as residential. The current use is very much an industrial type use with no likelihood that it will ever be anything else. Industrial zoning abuts this property so it is in character with the area.

The report generate and sent to the required entities is enclosed.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I recommend approving this request and sending it to the Selectboard for their consideration

**ADDITIONAL COMMENTS:**

There was no discussion on this agenda item

**MOTION:**

*On a motion by Mr. Thygesen, seconded by Mr. Yearman, the Planning Commission voted to approve the request by Shared Space, Inc. and recommend that the Selectboard amend Article 2, Section 2.3 (the zoning map) by changing the zoning designation of parcel 006/048.00 located at 210 Websterville Road from Very High Density Residential to Industrial.*

**ROLL CALL:**

Cedric Sanborn <b><u>YES</u></b>	Eric Brigham <b><u>ABSENT</u></b>
Charles Thygesen, Sr. <b><u>YES</u></b>	Chris Violette <b><u>YES</u></b>
Claire Duke <b><u>YES</u></b>	Margaret Hutchins <b><u>YES</u></b>
Ken Yearman <b><u>YES</u></b>	

- (2) **Request by Pierre Couture for allowed use determination for the operation of a touring center, museum, vendor display and sale, and retail/wholesale business on property located at 34 Church Hill Road; Parcel ID 023/015.00; Zoned: VHDR. P-09000005 (Continued from August 19,2009)**

**Continuation of public hearing for Allowed use determination Pierre Couture**

Consultant: None

Date: September 11, 2009

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

After reporting several milestones last month, Pierre Couture has not reported any new ones to me and I have notice any at his location. I expect Pierre to be in attendance but do not know what he will report. Having said that I am concerned that this wait and see approach is going to drag on for too long especially as we get closer to fall and winter. The DRB continues to pass on taking action regarding the appeal Pierre filed, preferring to see how this proceeding turns out. However, they aren't going to want to wait forever.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

See what Pierre has to say and go from there.

**ADDITIONAL COMMENTS:**

Mr. Couture stated that he has put up a stockade fence along abutter Blouin; has removed sod for the walkway and next spring would like to put gravel down; would like to finish all the landscaping (plantings & split rail fence) in the spring; will put stakes up for the signs that are required.

Mr. Couture stated that by removing some of the sod, he has clearly defined the walkway but would like to upgrade the walkway in the spring.

CV feels that Mr. Couture has met the requirement of defining his walkway.

The Planning Commission discussed that all landscaping, gravel on path way and the split rail fence must be completed by June 1, 2010.

The Planning Commission discussed that the signs for no walking and no parking along the road need to be posted immediately.

The Planning Commission discussed that the deck cannot be used after 5 pm, with the exception of up to six (6) occasions from May through October.

**MOTION:**

***On a motion by Mr. Violette, seconded by Ms. Hutchins, the Planning Commission voted to approve the request by Pierre Couture for allowed use determination for the purpose of a touring center, museum, vendor display and sale, and retail/wholesale business on property located at 34 Church Hill Road; Parcel ID 023-015.00; Zoned: VHDR. Approval is subject to the following conditions:***

- 1. No parking & no walking along road signs to be posted immediately.***
- 2. Landscaping, including but not limited to plantings, split rail fence along road frontage, gravel of pathway, shall be completed no later than June 1, 2010.***

**3. Deck is not to be used after 5 p.m. with the exception of six (6) special occasion events which may take place from May through October 1<sup>st</sup> of each year.**

**ROLL CALL:**

Cedric Sanborn **YES**  
Charles Thygesen, Sr. **YES**                      Eric Brigham **ABSENT**  
Claire Duke **YES**                                  Chris Violette **YES**  
Ken Yearman **YES**                                Margaret Hutchins **YES**

**C. AMENDMENT INTRODUCTIONS:**

**(3) Discuss proposed amendment to several sections of the Zoning Bylaw to incorporate languages that meets the National Flood Insurance Program standards. (Material in packet)**

**Review proposed amendment to the Floodplain hazard part of the Zoning Bylaw.**

Enclosures:    Proposed changes to the Zoning Bylaw and report on floodplain management.

Consultant:    None

Date:    September 11, 2009

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

This is a proposed amendment to Article 3, Sec. 3.7; Article 7, Sec. 7.2.; and Article 5, Sec. 5.8 all related to floodplain management.

In order for the residents of a municipality to obtain flood insurance, the municipality must participate in the National Floodplain Insurance Program (NFIP). To participate, the municipality must incorporate required language into their Zoning Bylaw and follow that language as development occurs in Special Flood Hazard Areas. The Washington County Floodplain maps have been going through an extensive update process that is just about complete. All municipalities must have the floodplain sections of their zoning updated to current FEMA requirements by March of 2010.

I've been working with the State of Vermont, DEC, Water Quality Division, River Management program on determining where the deficiencies are in Barre Town's floodplain regulations. I received a review checklist (which I distributed to the Planning Commission a couple of months ago) from the state floodplain people. I have since made the changes to the section of our Zoning Bylaw (enclosed) mentioned above. This meeting is just the introduction and if it is the pleasure of the Commission it could be on our agenda next month for a public hearing.

I've included in your packets, a report that I presented to the Selectboard regarding floodplain management.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

CV stated that this has been discussed before at least once in the past.

CV went over the process that the State of Vermont is going through with the flood maps and FEMA.

CV stated that he would like another month before presenting this for public hearing, possibly for November 18<sup>th</sup>.

**D. MISCELLANEOUS:**

**E. ROUND TABLE:**

**F. ADJOURN!**

***On a motion by Ms. Duke, seconded by Mr. Violette, the Planning Commission voted to adjourn the meeting of September 16, 2009 at 8:07 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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