

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR OCTOBER 14, 2009

The Barre Town Development Review Board held a public hearing on October 14, 2009 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Mark Nicholson, Chair	Paul Malone
Mark Reaves	Shaun Driscoll
Charles Thygesen, Sr.	Cedric Sanborn
Skip Bancroft	

Others Present:

Carl Rogers	Sam Matthews
Bob Cronk	Arthur Kennell
Casey Harrington	Martin Prevost
Bob Lord, Jr.	Greg Lord
Kelly Houston	

Staff Present:

Chris Violette – Planning & Zoning Administrator
Heidi Bennett – Board Clerk

- A. 5:30 P.M. – SITE VISIT – NONE**
- B. 6:30 – 7:00 P.M. – PLANS AVAILABLE FOR REVIEW**
- C. 7:00 P.M. – CALL TO ORDER**
- D. APPROVE MINUTES:**

On a motion by Mr. Reaves, seconded by Mr. Malone, the Development Review Board voted to approve the minutes from the September 9, 2009 meeting.

- E. NON AGENDA ITEMS (max 10 minutes)**
- F. SUBDIVISION REVIEW**
 - 1) WARNED PUBLIC HEARINGS

APPLICANT: TOWN OF BARRE

Request by the Town of Barre for final approval a 2-lot subdivision for property located on Parker Road in the Wilson Industrial Park: Parcel ID 006/047.04; Zoned Industrial. P-09000010

Consultant: AMERICAN CONSULTING

Date: October 6, 2009

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

This request received preliminary approval last month and was moved to a warned final hearing this month. The subject parcel is 37.4 acres in size and is zoned Industrial. This is lot 3 of a 1995 subdivision creating the expansion of the park. Currently the land is open field with various industrial uses nearby. The subject parcel is subject to ACT 250 jurisdiction.

Being proposed with this request is the creation of a 10.0 acre parcel on the east side of Parker Road. The proposed parcel will have approximately 1,100 feet of road frontage when the road is completed at a later date. For now, the proposed lot will have a minimum of 200 feet of road frontage. Municipal services such as water and sewer are provided. Access will be from road frontage on Parker Road. The lot is being created for sale to SB Electronics of Barre. As proposed, the lot conforms to the requirements of the Zoning Bylaw.

Parker Road is not completed to this lot at this time. The town will be extending Parker Road far enough (approximately 600 feet) to a point that will allow access to both of the proposed entrances. Parker Road is plotted to eventually be continued all the way to Bolster Road. While the sewer line has already been installed, there will be a water line extension also of about the same length of the road. The Town's Public Works department will perform the road work and the waterline installation has been contracted out. Both are either currently being worked on or about to be. This proposed lot will also be subject to a 10 foot wide utility easement that runs parallel to the road along the edge of the right-of-way.

As mentioned last month, this project has several different engineers working on it for the numerous permits that are required to not only create the lot but to also construct a 50,000 sq. ft. building on it. Everything from the ACT 250, storm water, general construction and water supply permits are actively being worked on. Some have been obtained. The start of building construction is still hoped for this fall. The town is working closing with SBE, EF Wall, and the state on obtaining all the required permits.

Only a couple of topics were discussed last month. They included discussion about the easterly boundary line having a jog in it as opposed to being straight and about whether there would be an on-site retention pond.

With regard to the easterly boundary line, it proceeds from the south east corner of the lot to the northeast 300 feet before taking a left turn 49.5 feet and then turning to the right and proceeding 388 feet to Parker Road. The land left out because of this jog is not needed for the project. Staff

conquers that if not needed why force them to take it and that it may be beneficial to somebody else in the future to have this extra land.

The answer to the on-site retention pond is yes, there will be one and that will be reviewed later on this agenda.

Overall this request for a subdivision is pretty straight-forward. For more in-depth details see the site plan review for this project later on this agenda. I recommend approval with conditions.

REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

1. All easements and/or right-of-ways, as shown on the final (stamped approved) plans by American Consulting, shall be created when the need arises in order to fulfill the development as proposed and approved
2. One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
3. Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff .
4. One (1) (24" x 36") mylar copy of the final approved plan must be submitted to the Planning office within 30-days of approval unless a request to extend is made and approved by staff.
5. No changes to the approved plan can be made unless first reviewed by either the Town Planning Officer, or the Town Engineer for a determination of significance. If it is determined that an proposed change is significant, the plan will be required to come before the Planning Commission for approval of the proposed change.
6. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

ADDITIONAL COMMENTS:

CV gave a brief recap of this item; no questions were asked.

MOTION & RECOMMENDATION:

On a motion by Mr. Bancroft, seconded by Mr. Malone, the Development Review voted to approve the request by the Town of Barre for final approval for a 2-lot subdivision for property located on Parker Road in the Wilson Industrial Park; Parcel ID 006/047.04; Zoned: Industrial. P-09000010

DISCUSSION:

CONDITIONS Yes X No ___
MOTION BY: BANCROFT
SECOND BY: MALONE

ROLL CALL:

Mark Nicholson **YES**
Charles Thygesen, Sr. **YES**
Cedric Sanborn **YES**
Ernest (Skip) Bancroft **YES**
*Jim Fecteau ___
Paul Malone **YES**
Shaun Driscoll **YES**
Mark Reaves **YES**
*Jon Valsangiacomo ___

**Alternate Development Review Board Members*

APPLICANT:

KENNEL/HUTCHINS

Request by Arthur Kennell on behalf of Casey Harrington for final approval of a purposed boundary line adjustment with property owned by Gabrielle Hutchins (381 Windy Wood Road; 009/137.04); property located off Windy Wood Road; Parcel ID 009/137.07; Zoned: Low Density Residential. P-09000012

Consultant: RICK BELL

Date: October 6, 2009

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

This is a warned final hearing for the purpose of a boundary line adjustment (actually the first one under the new subdivision ordinance that allows such things) that will adjust the line between 009/137.04 (Gabrielle Hutchins) and 009/137.07 (Arthur & Joan Kennell). The subject parcel is located in a Low Density Residential Zone with a minimum lot size of 2.0 acres and road frontage of 200 feet. The land here is rural with residential uses.

Both of these lots originate from Routhier farm land. In fact, the current Kennell lot at 21.3 acres is actually remaining land. The Hutchins lot was originally created as a 14.62 acre lot (lot 2 P-91-04-003 & 04; plan 14-1664) in 1991 as a back lot meaning it didn't have road frontage. That lot was later reduced in size when in 1993 the Hutchins did a boundary line adjustment (P-93-04-011; plan 14-1717) between this back lot and a separate lot owned by them that had frontage on Windywood Road. This adjustment reduced their back lot (the lot involved) from 14.62 acres to its current size of 11.31 acres. The Hutchins since sold the front lot to George and Cynthia Bond.

That Hutchins boundary line adjustment in 1993 is basically the reason why this boundary line adjustment is now necessary. Access to the back lot was approved by way of a 25 foot access easement across land that now belongs to Kennell. The driveway would have made its way onto the lot to the west of the leachfields. However, after the adjustment, there really isn't room for a driveway between the boundary line of the Bond lot (formerly the Hutchins front lot) and the

leachfields. There isn't really a good way to get the driveway around the leachfields especially since there isn't an easement that would allow a driveway to go around.

This adjustment would take care of the access issue by providing the back lot with enough land to place a driveway in a manner that allows it to go around the leachfields. In fact the subject parcel would now own the land going to Windywood so that an easement for access and utilities would no longer be necessary.

The long and short of it is Arthur and Joan Kennell will convey 2.72 acres of land to Casey Harrington (the intended purchaser of the Hutchins back lot) making the back lot 14.03 acres in size once conveyed and merged together. The Kennell lot would be reduced to 18.53 acres. The Kennell lot loses 50 feet of road frontage, the Hutchins back lot gains it. As was discussed during the conceptual review with Mr. Harrington, giving a conforming lot 50 feet of road frontage which actually makes it nonconforming isn't the most desirable. But because the Kennell lot is already non conforming (having two separate 50 foot pieces of road frontage on Windywood Road and 28 feet of frontage on Sunset Road) this was a best case scenario to make this back Hutchins lot developable.

The only question raised was how losing the 50 feet of road frontage on Windywood road could potentially affect the Kennell lot. After researching, I don't think there is a negative effect. The Kennell's current access is by way of a 28 foot strip of land that they own and share with Philip and Carol Willey to Sunset road. There should be no reason they would lose that access. But if they chose to, they could still use the remaining 50 foot access to Windywood which appears to be the intent of previous subdivision approvals.

The most confusing part of this will be the transfers. The land owners are Hutchins and Kennell, the intended purchaser is Harrington. Harrington has a P&S with Hutchins to buy the so called back lot. He also intends to buy the 2.72 acres from Kennell. Completed, this creates the newly configured lot. The only way I see this working as a boundary line adjustment is if the closing's are coordinated so that Harrington closes on the Hutchins lot and then on the Kennell lot. Simultaneous closings would be best otherwise we have a subdivision instead of a boundary line adjustment. In addition to deeds conveying the two parcels to Mr. Harrington, I think a third deed conveying the two parcels from Harrington to Harrington would complete the boundary line adjustment.

With regard to the plans, wellhead protection areas for both the Harrington and Bond lots should be shown on the map given a new house is being proposed. A small easement will be retained by Kennell for construction and maintenance of their existing leachfields. References as noted herein would also be helpful on the final plans.

REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

1. Conveyances of the subject properties including a merger deed that combines the lot Harrington receives from Kennell from Harrington to Harrington must be completed within 45 days.
2. Wellhead protection areas should be shown on the final plans including the wellhead protection area for the land of Bond.
3. One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
4. Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
5. One (1) (24" x 36") mylar copy of the final approved plan must be submitted to the Planning office within 30-days of approval unless a request to extend is made and approved by staff.
6. No changes to the approved plan can be made unless first reviewed by either the Town Planning Officer, or the Town Engineer for a determination of significance. If it is determined that an proposed change is significant, the plan will be required to come before the Planning Commission for approval of the proposed change.
7. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.
8. Deeds of conveyance and merger must be done at the same closing.
9. Power shall be underground with the exception of up to the first 450 feet.

ADDITIONAL COMMENTS:

CV gave a summarization, reminding the Board that they learned about this project last month as a conceptual.

CV stated that he wants to see all the deeds happen at once as this is the only way to make the land transfers work.

Charlie questioned why the power is proposed to be above ground when we require underground? He further stated that the DRB needs to be more consistent when it comes to the power situation when approving subdivisions.

CV advised that the subject lot is already approved without underground power requirements. While the board can discuss it he questions whether for this request that they can require it.

Both Mr. Kennell and Mr. Harrington stated that underground power would likely be difficult and were not sure if GMP would approve it because the area is very wet. Mr. Malone concurred.

Mr. Harrington noted for the board that the driveway was already in place which would complicate putting in underground power.

The board debated the merits of the whether they could or should impose new conditions on the power and whether the wetness of the area constituted a hardship or not. Finally the board decided to impose a maximum length of 450 feet for overhead power then underground from there based on the hardship that the land is very wet.

MOTION & RECOMMENDATION:

On a motion by Mr. Malone, seconded by Mr. Bancroft, the Development Review Board voted to approve the request by Arthur Kennell on behalf of Casey Harrington for final approval of a proposed boundary line adjustment with property owned by Gabrielle Hutchins (381 Windy Wood Road; 009/137.04); property located off Windy Wood Road; Parcel ID 009/137.07; Zoned: Low Density Residential. Approval is subject to conditions 1 - 9. P-09000012

DISCUSSION:

CONDITIONS Yes X No ___
MOTION BY: MALONE
SECOND BY: BANCROFT

ROLL CALL:

Mark Nicholson **YES**
Charles Thygesen, Sr. **YES**
Cedric Sanborn **YES**
Ernest (Skip) Bancroft **YES**
*Jim Fecteau ___
Paul Malone **YES**
Shaun Driscoll **YES**
Mark Reaves **YES**
*Jon Valsangiacomo ___

**Alternate Development Review Board Members*

APPLICANT: BANCROFT SR./BANCROFT JR.

Request by Ernest H. Bancroft Sr. on behalf of Ernest H. Bancroft Jr. for final approval of a proposed boundary line adjustment for property located at 209 Windywood Road and 35 Sugarwoods Road; Parcel ID's 009/117.19 and 009/117.20; Zoned Medium Density Residential. P-09000013

Consultant: CHASE & CHASE

Date: October 6, 2009

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

This is a warned final hearing for the purpose of a boundary line adjustment between the applicant, Ernest Bancroft Sr. (209 Windywood Road; 009/117.19) and abutter Ernest (Skip) Bancroft Jr. the co-applicant (35 Sugarwoods Road; 009/117.20). The applicant will convey 3.7 acres of land to the co-applicant. The subject parcels are located in a Medium Density Residential zone with a minimum lot size of 1.0 acre (on municipal sewer) and 200 feet of road frontage.

The subject lots were known as lots 18 & 19 when created as part of the Sugar Woods subdivision in 1988 (plan 13-1549). The applicant's lot is currently 11.74 acres in size with road frontage on both Windywood Road and Sugarwoods Road. The co-applicants lot is 6.22 acres (was subdivided since the 1988 subdivision that created it) and has road frontage on Sugarwoods Road. Both lots have single-family dwellings with municipal sewer and on-site water.

The area being taken away is located to the rear of the applicant's lot. The new configuration will eliminate the applicant's road frontage on Sugarwoods Road which would obviously increase the frontage for the co-applicants lot. The applicant's lot decreases to 8.04 acres while the co-applicants lot increases to 9.92 acres. Both lots remain conforming to zoning.

There does not appear to be any feature impacted by this boundary line change. A merger deed would have to be created completing this process and I have asked for a draft to be submitted before the hearing. Final plans need to adjust the zoning information to Medium Density Residential not Low Density.

**REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER**

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

1. To complete this boundary line adjustment, a deed conveying the 3.7 acres from Ernest Bancroft Sr. to Ernest Bancroft Jr. must be completed within 30 days. Said deed must also clearly state that this land is merged, combined as one lot of 9.92 acres.
2. One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
3. Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
4. One (1) (24" x 36") mylar copy of the final approved plan must be submitted to the Planning office within 30-days of approval unless a request to extend is made and approved by staff.
5. No changes to the approved plan can be made unless first reviewed by either the Town Planning Officer, or the Town Engineer for a determination of significance. If it is determined that a proposed change is significant, the plan will be required to come before the Planning Commission for approval of the proposed change.

6. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.
7. All deeds must be filed within 45 days.

ADDITIONAL COMMENTS:

CV gave a brief summary; stated this is the first boundary line adjustment under the new subdivision regulation.

Mr. Bancroft recused himself from this hearing.

MOTION & RECOMMENDATION:

On a motion by Mr. Malone, seconded by Mr. Reaves, the Development Review Board voted to approve the request by Ernest H. Bancroft Sr. on behalf of Ernest H. Bancroft Jr. for final approval of a boundary line adjustment for property located at 209 Windy Wood Road and 35 Sugarwoods Road; Parcel ID 009/117.19 and 009/117.20; Zoned: Medium Density Residential. Approval is subject to conditions 1 - 7. P-09000013

DISCUSSION:

CONDITIONS Yes X No ___
MOTION BY: MALONE
SECOND BY: REAVES

ROLL CALL:

Mark Nicholson <u>YES</u>	Paul Malone <u>YES</u>
Charles Thygesen, Sr. <u>YES</u>	Shaun Driscoll <u>YES</u>
Cedric Sanborn <u>YES</u>	Mark Reaves <u>YES</u>
Ernest (Skip) Bancroft <u>RECUSED</u>	*Jon Valsangiacomo ___
*Jim Fecteau ___	

**Alternate Development Review Board Members*

APPLICANT: **BANCROFT SR./MILNE**

Request by Ernest H. Bancroft Sr. on behalf of Robert and Lois Milne for final approval of a proposed boundary line adjustment for property located at 209 Windywood Road and 109 Sugarwoods Road; Parcel ID's 009/117.19 and 009/117.18; Zoned Medium Density Residential. P-09000014

Consultant: CHASE & CHASE

Date: October 6, 2009

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE.

PLANNING OFFICER

This is a warned final hearing for the purpose of a boundary line adjustment between the applicant, Ernest Bancroft Sr. (209 Windywood Road; 009/117.19) and abutter Robert and Lois Milne the co-applicants (109 Sugarwoods Road; 009/117.18). The applicant will convey .54 acres of land to the co-applicants. The subject parcels are located in a Medium Density Residential zone with a minimum lot size of 1.0 acre (on municipal sewer) and 200 feet of road frontage.

The subject lots were known as lots 17 & 19 when created as part of the Sugar Woods subdivision in 1988 (plan 13-1549). The applicant's lot is currently 8.04 acres in size (assuming approval of the previous agenda item) with road frontage on Windywood Road. The co-applicants lot is 2.0 acres and has road frontage on Sugarwoods Road and Windywood Road. Both lots have single-family dwellings with municipal sewer and on-site water.

The area being taken away from the applicant's lot is located along the northeast side. The new configuration will reduce the road frontage of the applicant's lot by 69 feet but will leave it with over 500 feet. The co-applicant's lot increases its Windywood frontage by 69 feet. The applicant's lot decreases to 7.5 acres while the co-applicants lot increases to 2.54 acres. Both lots remain conforming to zoning as proposed.

The only feature that is impacted with this request is a sewer easement in favor of the Town of Barre. I'm not sure how this change might affect it if at all but I will find out. A merger deed would have to be created completing this process and I have asked for a draft to be submitted before the hearing. Final plans need to adjust the zoning information to Medium Density Residential not Low Density.

REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

1. To complete this boundary line adjustment, a deed conveying the .54 acres from Ernest Bancroft Sr. to Robert and Lois Milne must be completed within 30 days. Said deed must also clearly state that this land is merged, combined as one lot of 2.54 acres.
2. One (1) (18" x 24") recording plat must be submitted to the Planning office for filing in the Town of Barre land records in accordance with Barre Town subdivision regulation and state statute within 180-days of approval.
3. Three (3) sets (24" x 36") paper copies of the final approved plan must be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
4. One (1) (24" x 36") mylar copy of the final approved plan must be submitted to the Planning office within 30-days of approval unless a request to extend is made and approved by staff.
5. No changes to the approved plan can be made unless first reviewed by either the Town Planning Officer, or the T/own Engineer for a determination of significance. If it is

determined that a proposed change is significant, the plan will be required to come before the Planning Commission for approval of the proposed change.

6. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.
7. All deeds must be filed within 45 days.

ADDITIONAL COMMENTS:

CV gave brief summary of this item.

Skip Bancroft recused himself from this hearing.

MOTION & RECOMMENDATION:

On a motion by Mr. Malone, seconded by Mr. Thygesen, the Development Review Board voted to approve the request by Ernest H. Bancroft Sr. on behalf of Robert and Lois Milne for final approval of a boundary line adjustment for property located at 209 Windywood Road and 109 Sugarwoods Road; Parcel ID's 009/117.19 and 009/117.18; Zoned: Medium Density Residential. Approval is subject to conditions 1 - 7. P-09000014

DISCUSSION:

CONDITIONS Yes X No ___
MOTION BY: MALONE
SECOND BY: THYGESEN

ROLL CALL:

Mark Nicholson <u>YES</u>	Paul Malone <u>YES</u>
Charles Thygesen, Sr. <u>YES</u>	Shaun Driscoll <u>YES</u>
Cedric Sanborn <u>YES</u>	Mark Reaves <u>YES</u>
Ernest (Skip) Bancroft <u>RECUSED</u>	*Jon Valsangiacomo ___
*Jim Fecteau ___	

**Alternate Development Review Board Members*

2) PRELIMINARY REVIEW

Request by Stanislaw Lutostanski for preliminary approval of a 2-lot subdivision for property located at 109 Taplin Road; Parcel ID 007/036.05; Zoned: Low Density Residential. P-09000011

On a motion by Mr. Sanborn, seconded by Mr. Bancroft the Development Review Board voted to continue this request until November 11, 2009. All in favor

3) CONCEPTUAL REVIEW

G. SITE PLAN REVIEW

1) WARNED PUBLIC HEARINGS

APPLICANT: E.F. WALL/SB ELECTRONICS

Request by EF Wall & Associates on behalf of SB Electronics for site plan review of the proposed phase 1 construction of a 52,800 sf electronic manufacturing facility with associated parking and utilities on a 10 acre parcel in the Wilson Industrial Park; Parker Road; Parcel ID 006/047.18; Zoned Industrial.

Consultant: DeWolfe Engineering Associates

Date: October 8, 2009

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

E.F. Wall/SB Electronics are before the Development Review Board this month for the first of two required hearings for major site plan review. Proposed with this request is the construction of a 220' x 240' (52,800 sq. ft.) building on open land in the Wilson Industrial Park on Parker Road. Zoning is Industrial. The open land in question assumes approval of the subdivision creating a 10 acre parcel reviewed earlier on this month's agenda.

The applicants are hoping to construct this building this fall. The Town is currently working on extending Parker Road to gain access to this lot. Water line is being installed along with other utilities. Municipal sewer is already in place.

This project has been designed and reviewed at many levels with numerous engineers involved so the plans for this project are very detailed. Numerous state and local land use permits have already either been obtained or are in the works. This request is only one on that list.

The proposed building would be used for a new electronics manufacturing facility. SB Electronics currently operates out of a location in the Wall Street Complex in Barre City. SB has received a Department of Energy Grant of over 9 million dollars to produce power rings for hybrid vehicles. This project is part of the "Electric Drive Vehicle Battery and Component Manufacturing Initiative".

I am considering this use as a permitted use under Light Industry as allowed in our Zoning Bylaws. Light Industry consists in part; of uses not objectionable because of noise, heavy truck traffic or fumes; uses which consist of the production, processing, cleaning, testing, or distribution of materials processing. The proposed use meets this definition so I am not suggesting further review of impacts such as noise, heavy truck traffic and/or fumes. There will be dust waste generated (zinc and tin/zinc) as part of the manufacturing process but a dust collection system is proposed with dust receptacles located on the north side exterior. The dust collected is 100% recycled.

Construction of the proposed building and associated parking lots, consisting of 134 spaces, is considered phase one of two possible phases. There is the possibility that another 47,300 sq. ft.

could be added with additional parking at a later date.

Two entrances are being proposed as part of phase one, one in front of the building, and one to the Southeast. A third entrance is proposed as part of phase two. The applicant is on the Planning Commission's October 21st meeting seeking approval of multiple curb-cuts. As mentioned, 134 spaces will be provided as part of phase one which meets the requirements of zoning.

As proposed the overall development coverage is 31.7%. Zoning's maximum percent of lot coverage is 75%. Phase two overall development brings the percent of coverage to 49.5%. This project complies with the overall percent of lot coverage.

Erosion control measures will be required during construction but like the stormwater plan discussed later, the applicants will be subject to oversight regarding erosion control measures during construction. I am confident that their erosion control measures will meet our requirements.

As a public building this building will have a sprinkler system. I have discussed with E.F. Wall appropriate locations for fire department water connections and for access to the front of the building. Those discussions also included a slight widening of the parking area in the front of the building to allow for better maneuvering for fire apparatus. I assume, subsequent plans will show those items. The fire department would request a Knox box (a secure box for placement of a key that only emergency services have access to) at the entrance to the building

The following are the criteria used to review during major site plans review and approval.

(Article 5, Sec. 5.6)

- 1. The proposed land development as it complies with or compliments the policies, regulations, standards, and goals of the Town's Zoning Bylaw and its most recently adopted Town Plan; **This project is in compliance with the Town of Barre's Zoning Bylaw the Town Plan. The economic benefit alone meets the Town Plan guidelines.***
- 2. The convenience and safety of vehicular movement within the site, and in relation to adjacent areas of vehicular movement. This includes consideration of access management in regards to entrances and exits for the subject site; **This project proposes three means of ingress and egress onto Parker Road, a class III town highway. The first entrance, on the Southerly side would access the main parking areas and the rear of the building after phase two construction. The middle entrance proposes to provide access to the front of the building with a limited number of parking spaces. This access would also provide access for fire protection. The third entrance is proposed along the Easterly boundary but only as part of phase two. This entrance would connect to the first entrance providing a pass thru potential.***
- 3. The convenience and safety of pedestrian movement within the site, and in relation to adjacent areas of pedestrian movement. Also included for consideration is the relationship to any pedestrian access deemed necessary for adjacent properties and along public roads; **The parking provided in the front of the building provides***

good pedestrian movement within the site with little potential for vehicular conflict. The main parking lot to the rear of the project site is some distance away from the building and at a higher elevation. Pathways and stairs are provided to get pedestrians from the main parking area to the building. The only point of conflict with vehicular traffic is at the entrance to the parking lot and the intersection with the road and at that point for phase one the road is only providing access to the rear of the building (the loading dock). It appears as though a crosswalk is intended. Signs should probably also be installed either now or as part of phase two when there could be more traffic.

An exterior lighting plan is not really provided or not clearly defined. Exterior lighting is required and must meet the minimum requirements of zoning.

- 4. Storm water and drainage to insure adequate consideration of storm water runoff and drainage issues in order to minimize the impacts of any development project on the adjacent property, the environment, and the Town. The applicant shall bear the responsibility for obtaining and meeting any and all permitting requirements of the appropriate state agency. The Town Engineer shall review the storm water runoff and drainage plan and shall approve the site plan and sign off on the design before the project may be approved; **Stormwater runoff will be contained on site with the construction of a stormwater retention pond. As is required by the state, this site will be required to manage its stormwater with no increase in existing runoff. In addition to what will sheet flow into the stormwater pond, a network of underground piping and catch basins will collect the water and take it to the pond. I am confident with all of the engineering, permitting, and review this project is getting that the sromwater management plan will meet our requirements.***

No significant waterways or wetlands are in close proximity to this project.

- 5. The protection of historic or natural environmental features on the property under review, as well as on the adjacent areas; **Not aware of any issues.***
- 6. The impact of new development on public utilities such as water and sewer infrastructure and on other users/consumers; **The Town of Barre as part of the infrastructure for the industrial park is extending Parker Road to accommodate this project. The road will eventually extend even further to Bolster Road. Also as part of the park infrastructure the Town is having the existing water line extended as well as power. Previously the sewer line was installed. The Town of Bare can handle the sewer and water demand for this project.***
- 7. Signage that meets or exceeds the criteria established in this Bylaw, Article 7, Sec. 7.5. **Signage has not been discussed in detail but likely will be later when this project nears completion. Signage will have to comply with the Town of Barre Zoning Bylaw.***
- 8. The utilization of renewable energy resources; **No renewable energy resources are being proposed.***

9. *Landscaping and/or screening to assist in mitigating undue impact of the proposed land development upon neighboring landowners; **This project falls within the Wilson Industrial Park. Other uses are all industrial in nature. Extensive screening is probably not necessary. However, the covenants for the industrial park do have landscaping requirements. A landscaping plan is not shown at this time.***

10. *The adequacy of parking as well as loading and unloading facilities including their impact on surrounding traffic patterns, in accordance with the provisions established in Article 3, Sec. 3.6 of this bylaw. **Parking meets or exceeds the requirements of the Town of Barre Zoning Bylaw. Parking is based on square footage of the building with a minimum of two spaces. Beyond two parking spaces, one parking space is required for every 1,000 sq. ft. of building size. The total square footage for phase one is 52,800 sq. ft. using that calculation, 55 spaces are required, 134 spaces are being provided.***

A loading dock is proposed to the rear of the building. Also at the rear will be a screened dumpster.

Other than a few questions I had within my comments, I believe this project is well engineered with many details being taken care of as part of the numerous state permits that are required. Given the fact that the applicants would like to begin construction as soon as possible, I expect the applicant to ask for a special meeting to meet the two meeting requirement. Waiting until the scheduled November meeting may not allow construction to begin this winter. I would suggest entertaining the request for a special meeting if made but would suggest at least two weeks between meetings for further review and comment.

**REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER**

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

ADDITIONAL COMMENTS:

CV gave a summary of this item.

Greg Lord provided no further testimony; stated CV covered everything.

The DRB asked about lighting; Mr. Lord stated it would be soft square lighting and passed out specs to the board members.

Greg Lord requested a special hearing so construction could begin sooner.

The DRB stated they would hold a special hearing on October 28th @ 7 p.m.

MOTION & RECOMMENDATION:

On a motion by Mr. Malone, seconded by Mr. Bancroft, the Development Review Board voted to

approve the request by EF Wall & Associates on behalf of SB Electronics for site plan review of the proposed phase 1 construction of a 52,000sf electronic manufacturing facility with associated parking and utilities on a 10-acre parcel in the Wilson Industrial Park; Parker Road; Parcel ID 006/047.18; Zoned: Industrial

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY: MALONE
SECOND BY: BANCROFT

ROLL CALL:

Mark Nicholson **YES**
Charles Thygesen, Sr. **YES**
Cedric Sanborn **YES**
Ernest (Skip) Bancroft **YES**
*Jim Fecteau ___
Paul Malone **YES**
Shaun Driscoll **YES**
Mark Reaves **YES**
*Jon Valsangiacomo ___

**Alternate Development Review Board Members*

- 2) PRELIMINARY REVIEW
- 3) CONCEPTUAL REVIEW

H. CONDITIONAL USE REVIEW (WARNED PUBLIC HEARINGS)

I. VARIANANCES (WARNED PUBLIC HEARINGS)

J. FLOOD HAZARD REVIEW

K. APPEALS OF ZONING ADMINISTRATORS DECISIONS

APPLICANT: **COUTURE**

Appeal by Pierre Couture on the Zoning Administrator's issuance of a Violation of the Town of Barre Zoning Ordinance Article 7, Sec. 7.4 for property located at 34 Church Hill Road; Parcel ID 023/015.00. Continued from September 9, 2009.

Consultant: NONE

Date:

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

ADDITIONAL COMMENTS:

CV stated that Mr. Couture has meet most of his conditions with the Planning Commission; they have given him approval. Recommends dismissal.

MOTION & RECOMMENDATION:

On a motion by Mr. Reaves, seconded by Mr. Malone, the Development Review Board voted to dismiss the appeal by Pierre Couture on the Zoning Administrator's issuance of a Violation of the Town of Barre Zoning Ordinance Article 7, Sec. 7.4 for property located at 34 Church Hill Road; Parcel ID 023/015.00.

DISCUSSION:

CONDITIONS Yes___ No___
MOTION BY: REAVES
SECOND BY: MALONE

ROLL CALL:

Mark Nicholson **YES**
Charles Thygesen, Sr. **YES**
Cedric Sanborn **YES**
Ernest (Skip) Bancroft **YES**
*Jim Fecteau ___
Paul Malone **YES**
Shaun Driscoll **YES**
Mark Reaves **YES**
*Jon Valsangiacomo ___

**Alternate Development Review Board Members*

L. OTHER

M. FOLLOW-UPS

N. CORRESPONDENCE

STATE
TOWN
MISCELLANEOUS

O. ROUNDTABLE

P. ADJOURN!

Respectfully Submitted,

Heidi Bennett

Mark Nicholson, Chair

Cedric Sanborn

Ernest "Skip" Bancroft

Mark Reaves

Jim Fecteau

Charlie Thygesen Sr.

Paul Malone

Shaun Driscoll

Jon Valsangiacomo

