

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR September 13, 2017

The Barre Town Development Review Board held a public meeting & hearings on Wednesday, September 13, 2017 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Mark Nicholson Mark Reaves
Cedric Sanborn Chris Neddo
Charles Thygesen, SR Jon Valsangiacomo

Members Absent:

Others Present:

Jim Fecteau
Vic Fecteau
Jeff Olesky
Mike Bilodeau
John Armstrong

Staff Present:

Harry Hinrichsen
Emily Marineau
Carl Rogers

- 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. CHANGES TO THE AGENDA - NONE
- E. APPROVE MINUTES

Motion by Sanborn, seconded by Reaves, the board voted unanimously to approve the August 09, 2017 minutes at 7:02pm. Valsangiacomo abstained from approval of the minutes.

F. NON AGENDA ITEMS (max 10 minutes)

G. SUBDIVISION REVIEW

PRELIMINARY REVIEW

Fecteau Residential Inc (Preliminary)

Request by Fecteau Residential Inc for preliminary review of a major subdivision of land and Planned Unit Development that, as proposed, would create 48 new lots with up to a total of 90 new living units located off Beckley Hill Road and Daniels Drive; Parcel ID 008/035.00; Zone: high density residential; P-17000003

Consultant: Wilson Consulting Engineer's PLC

Date: September 7, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is preliminary review of a proposed Planned Unit Development (PUD) for land located off Beckley Hill Road with access from Daniels Drive. Three preliminary meetings have been held already (April, May, June) followed by continuances in July and August. The proposed PUD would create 47 new lots (lot 48 is not developable will become part of stormwater system) with a mixture of single and two-unit residential housing. After the first three preliminary meetings and working through the basics for a PUD, much of the engineering has now been done with detailed plans now available.

With the submission on September 5th, the applicant has detailed numerous changes since the last meeting. I won't detail them here, see the narrative provided by Jeff Olesky of Wilson Consulting dated September 5, 2017.

A recap of the overall project: **The latest comments are bold**

The subject parcel is in a high density residential zone with a minimum lot size of 1/3 acre and 110' of road frontage. Water and sewer is being proposed to serve this project. Being a proposed PUD, the applicant is asking for several deviations from zoning standards as is allowed for in the Zoning Bylaw for PUD's.

The subject parcel is 21.6 acres in size with access to two Town roads. The parcel sits behind several lots that front along Beckley Hill Road but the parcel includes a 50' strip of land that runs between two of those lots providing access to said road. In addition, the applicant owns land at the end of Daniels Drive (off Richardson Road) and have access there as well.

The plan creates 48 new lots (47 developable). Most of the lots are shown to be around 8,700sf in size. Of the 47 lots, several of them have the potential to be developed with duplexes. In July, the Development Review Board issued a Conditional Use Permit to allow up to 31 duplexes. Many of those will be on one lot (lot 1). There will be numerous single-family house lots as well.

The proposed plan will create four new Town Roads totaling approximately 2,000 feet along with approximately 2,355 feet of sanitary sewer line and 23 manholes. The plans show an extensive stormwater system that includes above and underground collection so there is a significant quantity of piping and 32 catch basins or drainage manholes. As discussed earlier, the lower portion of land will have dry basins to collect and treat the water before being discharged using existing drainage ways. The area for those basins needed to be a little larger than first thought so an adjustment to the plan was made relocating one of the lots. While water service will ultimately part of the Barre City water system, there will be several thousand feet of water pipe as part of the development. The developers have yet to have a real conversation with the City about the water system. All infrastructure, except for the water line, must be turned over to the Town. The water line must be turned over to the City of Barre. At some point during preliminary review, or at a minimum, before final consideration, the applicant must seek Selectboard approval for takeover of the infrastructure. The DRB will also have to see a commitment from the City of Barre for their ability to serve and take the water system over.

The applicant's engineer has now submitted detailed plans which I've asked Harry, Barre Town Engineer to review and comment on. The plans are compressive and I can't guarantee we won't want them reviewed by an outside consultant especially for the stormwater system.

The plans now also show street lighting and somewhere near 22 street plantings.

Regarding the PUD standards, the applicant is essentially requesting the very high density residential standards be used for the project. A detailed list is below of the deviations being requested:

Lot size: 8,700sf lots as opposed to .33 acre (14,374sf)

Road Frontage: 85' as opposed to 110'

Lots without road frontage: served by one 25' right-of-way instead of each having its own 25' ROW)

Shared access: Four lots as opposed to two lots

Shared curb-cut: Four lots as opposed to three

Setback: 15' road right-of-way as opposed to 25'; 10' side and rear as opposed to 12'

Building spacing: 20' as opposed to 30'

The most recent plans show two roads widened to 26' from 24' as previously discussed to accommodate pedestrian and bicycling. The plans **now show a right-of-way at the top of road A which could serve to access the adjacent land as previously discussed. This new area will also serve as the access to overflow and common land parking area.**

At some point traffic will have to be discussed. The applicants have had a traffic study completed by VHB of South Burlington. The study includes this project as well as another

off-Rudd Farm Drive which is near this project. The total projected residential units considered as part of this study is 130. The study concludes that the proposed PUD will not generate unreasonable congestion or unsafe conditions on the adjacent roadway network which includes the intersection of Richardson Road and North Main Street and Beckley Hill and North Main Street, both in Barre City. I've included a copy of the report in your packets. You may wish to have somebody from VHB come in and go over the study with you. The Town could also have an independent look at the study.

**STAFF REPORT/REVIEW COMMENTS FROM HARRY HINRICHSEN,
TOWN ENGINEER**

Drainage & Storm Water Planning

- 1) The Catch Basin utility layout is not yet final but there are several diagonal crossings particularly on the upper section of Road B that make for difficult and unusual crossings with other utility lines especially water and sewer lines. These storm lines and structure placements should be reviewed further with the Town Engineer and the system optimized even if a few more catch basins are needed.
- 2) The Town asks the design engineer to consider a catch basin system such as that in Roads D & E that have catch basins more directly across from one another. This will help minimize locally heavy run-off on corners, curves or long straight road sections.
- 3) The Town Engineer is currently reviewing the storm water design and layout for comment.
- 4) The Town Engineer suggests the Town's Consultant (Watershed Consulting) review the storm water plan for comment.

Water Line Issues

- 1) The City of Barre has jurisdiction over matters relating to specifications for materials, water main lines, installation details, main line details, and service laterals.
- 2) The Town of Barre has jurisdiction over the location and type of hydrants as well as specifications and details for installation.
- 3) The Town is currently reviewing the details for further comments on the hydrant details and location designated on the plans.

Sewer Line Issues

- 1) The Footnotes relating to septic systems on page C 4.3 can probably be eliminated as they do not apply to this subdivision.
- 2) The Town is currently reviewing the design layout and details submitted for further comments.

Underground Electrical

- 1) The system is being reviewed by Green Mountain Power and does yet not show service to lots off the shared driveways. Lots off the shared driveways may well need a separate utility easement due to water and sewer being in the driveway.
- 2) There are several locations where additional street lighting is recommended. Road B should be reviewed for 1 or 2 additional lights. Roads D and E should each be considered for an additional light near the turn out. Lot 1 should be considered for 3

to 4 street additional lights.

This item will be included in the packet of information sent to the Traffic Safety Advisory Committee (TSAC).

- 3) Both main and sub-panel pedestals will need to be shown once the layout is finalized. The pedestals may require small easements to locate them in appropriate locations.

Traffic Safety Issues

- 1) A thorough review of this subdivision by the Traffic Safety Advisory Committee (TSAC) is recommended.
- 2) The speed limit would normally be 25 miles per hour (MPH) in a subdivision such as this. Certain intersections would be recommended for stop sign control while others might not be necessary. Painted Stop bars may not be necessary but do add to the significance of compliance when used at key locations. These conditions could be established once the TSAC review has been completed.
- 3)

Road Design & Alignment

- 1) The Town Engineer is currently reviewing the road design and alignment.
- 2) Currently it appears the maximum road grade in this proposal is 10 %.
- 3) The Highway Supt. has requested snow storage provisions be incorporated in the road design for right corners of any intersection, specifically at the right corner at the top of the hill on Road B. The Town uses one-way plows and does not currently use quick-switch or reversible plows.

SUMMARY OF RECOMMENDATIONS & CONDITIONS: Jon Valsangiacomo – recuses himself from this applicant’s hearing.

WCE

~~Wilson Consulting Engineers, PLC~~

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September 5, 2017

Chris Violette
Planning & Zoning Administrator
Town of Barre
P.O. Box 116
Websterville, VT 05678

**Re: Revised Plans & Supplemental Information
Planned Unit Development
Fecteau Residential Inc.
Beckley Hill Rd.
Barre, VT 05641**

Dear Chris,

Please find attached the following in conjunction with the planned unit development being proposed for the property located off of Beckley Hill Rd. in Barre, VT:

- One (1) full size, revised, preliminary civil plan set.
- Ten (10) reduced size, revised, preliminary civil plan sets.
- Proposed roadway horizontal and vertical curve information.
- Proposed stormwater and sewer structure and pipe summary information.

Based on the comments and discussion with the Development Review Board (DRB) at our last preliminary plan review meeting, we have made the following plan revisions and additions –

- Expanded the civil plan set to now include the following plans and information –
 - A cover sheet outlining the general project information and plan sheet list.
 - Overall and detailed partial existing condition site plans.
 - Overall and detailed partial proposed condition and utility site plans.
 - Detailed partial proposed grading and drainage site plans.
 - Civil detail plans including EPSC, general, water, sewer and stormwater.
 - Typical roadway section plans.
 - Proposed road profile plans.
- Slightly revised the east/west angle of the western lots to allow for better accessibility and gravity sewer service.
- Per the DRB's recommendation, extended the Proposed Road B ROW at the north end to turn west and extend to the adjacent property to the west for potential future connection.
- Revised the configuration of proposed lots 44 to 47 to allow for better stormwater treatment and lot use. Essentially lot 46 for split in two lots, with the eastern portion being labeled lot 44 as a developable lot, with the previous lot 44 being removed and its acreage being included in lot 47 for expanded stormwater treatment capacity.
- It should be noted that the total number of lots and units has not been revised since the last DRB meeting and that the project is still proposing 48 lots with the following breakdown –
 - Lot 1 – Fourteen (14) duplex residential structures to be part of a HOA for a total of 28 units.
 - Lots 2-45 – Forty-four (44) residential structures with a maximum of eighteen (18) duplexes and minimum of twenty-six (26) single family houses, for a maximum total of 62 units.

- Lots 46-48 – Proposed stormwater treatment areas to be dedicated to the town in addition to the ROW's associated with proposed roads B, C, D and E.
- The total maximum number of units will still be 90 units, 4 less than allowed by the zoning regulations for a PUD. A summary of the unit and lot breakdown can be found on plan sheet C2.0.
- The water, sewer and drainage systems have been preliminarily designed to serve the project, with the mains sized and individual lot services for water and sewer shown. Additionally, the location of the proposed underground electrical and communication lines have been added to the plans, although we are still working with local service providers to get further detail and appropriateness.
- Some additional sewer easements have been added to the project to allow for gravity sewer service to reach all proposed lots. This eliminates the need for individual pump stations, any type of shared force main and exceptionally deep sewer lines.
- New stone lined stormwater diversion and collection swales were added to the west portion of the project.
- Six (6) new street light poles have been added at the following locations –
 - Intersection of proposed road B and Daniels Dr.
 - Intersection of proposed road B and C.
 - Intersection of proposed road B and lot 1 entrance.
 - Intersection of proposed road C and D.
 - Intersection of proposed road C and E.
 - Intersection of proposed road C and Beckley Hill Rd.
- Street landscaping in the form of twenty-two (22) 3" caliper maple trees have been added to proposed roads B, C, D and E.

Based on our previously submitted supporting material and meetings with the DRB, these plans have been developed based on the following assumptions –

- That the lots and acreage for the stormwater treatment areas, which will be deeded to the Town upon completion of the project, get subtracted out from the total project area prior to calculating the required open space area. This is based on the Town's definition of open space and requiring 25% of the net ground area, not gross. Based on this assumption, the net area of the project is 17.0 ac. (21.6 ac. total – 4.6 ac. to stormwater treatment and roads B, C, D and E), with 4.25 ac. (0.25 x 17.0) being required for open space. Approximately 4.3 ac. is currently proposed to be dedicated to open space.
- That the concept of accessing four lots via a shared, deeded, access ROW is viable in an effort to reduce impervious area and limit the number of curb cuts along the Town ROW's.

- That as part of the PUD review, that dimensional zoning requirements for the Very High Density Residential (VHDR) district be applied to this PUD, as opposed to the High Density Residential (HDR) that the property falls within.

We hope this summary helps detail the revisions that have been made since our last hearing, as well as provides the additional information necessary to comply with the full preliminary review requirements. Upon review of these revised proposed plans and supplemental information, if you have any questions or concerns, please feel free to contact me. We look forward to continued dialogue with Town Staff, the DRB and the public on the proposed development.

Sincerely,

Jeffrey Olesky, P.E.

Cc: WCE file #16023
Jim Fecteau, via email

Letter provided to board.

ADDITIONAL COMMENTS:

Olesky reviewed the letter above also stating that he has spoken with Chris and Harry about the design of the plans and there are no major red flags that coming to light. Olesky states that over all the layout is the same in regard to road layout and lot count. He wants to highlight a few major changes. First the east/west angle of the western lots to allow for better accessibility and gravity sewer service, lot size hasn't changed much, secondly road B has changed from a hammer head to extend to the West of the properties right-a-way for future development. The last major change is the lot configuration of the lot to the South and the main reason for that was to accommodate drainage. Olesky states that they needed more drainage space on the south side of the parcel so they took lot 44 and moved it to the other side of the property that didn't need as much storm water treatment. Olesky states that lot 46, 47 and 48 that will be for storm water treatment. Lot 1 is for the HOA with 14 duplexes', lot 2-45 are all designated for single family and multifamily lots with a cap of 18 duplexes. Olesky states that they would like to leave lots open to either single-family or duplexes based on what the market drives. Olesky states that water and sewer easements have been added to the plans. In regard to the right-of-way they have added street lights, stop bars and stop signs with showing full stops at Beckley Hill and Daniels Drive. And a three way stop at all main intersections, with streetlights at all the stop signs and intersections. Olesky has added some preliminary landscaping to the plans. Olesky states that they based these plans off previous preliminary meetings with agreement on open space which was determined by net, they have several lots that will be accessed off of shared right-away, finally as part of the PUD they are following very high density zone instead of the current high density zone.

Nicholson questioned lot 47, how deep the retention pond would be and if they would need fencing. Olesky states they are not at a point where they would be required to put up fencing, but the depth is not quite defined yet but the retention pond will not have step grades. Olesky states that the design of the storm water will not let the storm water back up that much to cause the pond to raise. Olesky states that there is State regulations that would dictate whether they needed fencing and as of right now he does not feel that the retention pond will meet those guidelines. Olesky states that they did show fencing just in case they need fencing, which will be on the final plans if the fencing is needed.

Sanborn states that he likes the plans and feels that they have done a lot of work the last couple months. Sanborn just has a few housekeeping items; lighting is LED and down cast, adequate storage for snow removal on the shared driveways. Olesky states that the lighting is LED and down cast, the shared right-of-way have been changed a little bit. The shared right-of-way now have a 10' easement at the end of it for snow removal. Fecteau states that they will have the deed language for the final hearing.

Nicholson asked if the right-of-way for future devolvement will get deeded over to the Town. Olesky states that the future right-of-way along with proposed road B, C, D, E will all be deeded over to the Town along with lots 46,47,48. Nicholson likes the overall plans.

Reaves likes the plans, he has just one clarifying question that pedestrian walking area will be a painted line on the side of the road instead of an actual side walk. Olesky states that they have widened B and C 4 feet to accommodate the line striping for a walk area.

MOTION & RECOMMENDATION:

A motion was made by Reaves and seconded by Neddo the Development Review Board voted to approve the request by Fecteau Residential Inc for preliminary review of a major subdivision of land and planned unit development that, as proposed, would create 48 new lots with a total of 90 new living units located off Daniels Drive and Beckley Hill Rd; Parcel ID 008/035.00; Zone: high density residential; P-17000003

- 1) WARNED PUBLIC HEARINGS

Toni Tofani 2-lot subdivision (Final)

Request by Toni Tofani for final review of a two- lot subdivision of open land by deferral (meaning no development is planned at this time), subject parcel is located off West Road; Parcel ID: 005/145.00; Zoned: Low density residential. P-17000006

Consultant: Glenn Towne & Paul Taylor

Date: September 7, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,

PLANNING OFFICER

This is a warned public hearing continued from last month to this month. This hearing was originally opened in June where it received preliminary approval. Continuances in July and August were necessary by the fact the survey plans submitted were not acceptable. While we have acceptable septic plans, we still have not received new survey plans.

Previous comments:

This request is a two-lot subdivision for the purpose of creating a 4.49-acre lot. The subject parcel is in a low density residential zone which requires a minimum lot size of 2 acre when onsite water and sewer is being used (as is the case with this request) and 200' of road frontage or if no road frontage access by way of a 25' right-of-way (at a minimum). The parcel is in a residential area off West Road with fairly large wooded and open lots.

The parent parcel is 69.53 acres (lot 6) in size and has over 2,000' of road frontage along Snowbridge Road. While the parcel has road frontage along Snowbridge Road, its main access is from West Road by way of two right-of-way's (50' and 40'). This lot is remaining land from a previous 6-lot subdivision which created numerous lots along West Road (P-11000005 06/28/11).

The proposed subdivision will create a 4.49-acre (lot 7) parcel leaving the remaining land (lot 6) at 65.04 acres. The only development planned at this time for the new lot that I am aware of is a 30'x40' garage (permit just issued Z-17000068). The garage will have onsite water and sewer serving it (septic plans have been submitted).

Access to the new lot (lot 7) is shown to be from West Road. Last month's (July) discussion centered mostly around this access. I'm still not sure we have a clear idea what is going to happen. I guess their plan is to use the existing access that is built somewhere in the 90' (50' & 40' over two different lots) right-of-way. Where exactly it sits we don't know. The two rights-of-way currently favor lot 6, at a minimum 25' will have to be dedicated to lot 7. As was discussed last month, they can use the existing access in common but lot 7 will still need a dedicated right-of-way and it must be clear on the map.

The survey map is just a continuation of the original subdivision as if this was all the same subdivision. For example, the previous lots that were created are still shown as lots, two of the lots have been sold and have houses on them. Technically, this is a new subdivision, the lots that have been sold from the original subdivision should show current owners information as abutters. Other abutter information does not reflect accurate information either.

The map is being shown as revisions to the original subdivision, that may be okay but is not what is normally done. Even the information on the map is not accurate in all cases. For instance, the lot sizes are shown for all lots of the original subdivision in two places, in one place it adds lot 7, in the other it does not. Where lot 7 isn't shown, lot 6 still has its last

acreage shown, not the new acreage after adding lot 7.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Unless new plans are submitted before the meeting and they are acceptable, I recommend another continuance of this two lot subdivision to date certain, October 11, 2017.

ADDITIONAL COMMENTS: Jon Valsangiacomo-back for the rest of the hearings

No new plans were submitted.

MOTION & RECOMMENDATION:

A motion by Nicholson, seconded by Reaves, the Development Review Board moved to continue the request by Toni Tofani for final plat approval date certain to October 11, 2017 of a two-lot subdivision of his land located at West Road; Parcel ID; 005/145.00; Zoned; low density residential; P-17000006

H. VARIANCES (WARNED PUBLIC HEARINGS)

J. SITE PLAN REVIEW

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

Mike Bilodeau – Site Plan Mobile Home Park

Request by Mike Bilodeau for minor site plan review in accordance with Barre Town Zoning Bylaw Article 4, sec 4.15 for the creation of a 4-unit mobile home park on open land adjacent to 770 East Barre Road (Rt. 302); Parcel ID 006/068.01; Zone: highway commercial; CUP-17000006

Consultant: Brad Ruderman & Associates, inc.

Date: September 7, 2017

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

This is a warned public hearing (**continued from the August meeting**) for the purpose of site plan review in accordance with Article 4, section 4.15 of the Barre Town Zoning Bylaw. The applicant is proposing to create a four-unit mobile home park and site plan review and approval is required.

Latest comments bold:

A conditional use permit was granted for this use at the August meeting. At the last meeting, the applicant submitted a new plan showing a more detailed layout of the mobile homes, access, landscaping, and lighting.

We have now received a jurisdictional opinion from VTrans stating that the existing access to Dollar General and the applicant's other property is sufficient and no further permitting is necessary.

We still have not received a letter of ability to serve for water from the City of Barre.

The applicant has provided an engineering sketch of the proposed project. The sketch shows access from East Barre Road (US Rt. 302) by way of an existing access that is currently shared with another lot owned by the applicant and the Dollar General Store. What is currently a 25' easement to the lot in question is shown to be increased by the applicant to a 50' wide easement.

The four mobile homes are depicted on the subject lot as being 25' apart from one another and meeting the required zoning setback and setback from the Jail Branch River. A 20' separation is required.

The mobile homes are proposed to be small homes at 8' wide and 53' long.

The mobile home will be served by municipal sewer and water. As noted in the conditional use permit request, the Town can serve these lots with sewer, most likely the city does as well, but an ability to serve letter must be obtained.

Stormwater is proposed to sheet flow to the rear of the parcel and into the Jail Branch River.

A row of screening trees is shown on the plans as well.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Bilodeau provided a letter from Barre City and an updated site plan at the start of the meeting. Nicholson also states that they have letter on their desk from the Town Engineer, Harry, for the sewer allocation.

ADDITIONAL COMMENTS:

Bilodeau states that at the last meeting the parking for the 4th unit was not shown, it is now shown on the plan. He has received all the letters that were requested from Barre City, Barre Town, and the State access. The plans do not show the 3 light poles that he wanted to add or the revised landscape.

Nicholson asked if Dollar General has lighting in the back of the store. Bilodeau states that it does have lighting until 11pm.

Bilodeau states that he would add lighting at the entrance and then two more lights down the driveway. Bilodeau states that the lighting would be safer for plowing in the winter.

Nicholson asked about the landscaping and what kind of landscaping he was going to do. Bilodeau states that the plan still shows cedar headages but he is open to put whatever the board would like to see.

Reaves states that he isn't a fan of cedar headages because the deer just eat them. Sanborn agrees that the deer just eat the headages but feels that some type of landscape will need to be in place. Bilodeau states he will get a landscaper to come up with a nice landscaping design.

Reaves questions where the over flow parking would be. Bilodeau states that there will be over flow parking on a mowed grass area.

Nicholson asked the other board members if they have a preface on the type of trees used on the property. Sanborn states that crab apple trees, lilacs or spruce trees tend to look nice. Bilodeau states that he will have it done up nicely because he wants to develop the rest of the property at some point and would like to set the tone of the project with doing something nice here.

Sanborn questions if they should continue this hearing for next month to see final plans or if they can approve this now. Bilodeau doesn't feel like it is a necessary for him to come back next month and thinks that everything could be approved today.

Reaves states that they could place conditions on the motion.

MOTION & RECOMMENDATION:

A motion was made by Reaves, seconded by Thygesen the Development Review Board voted to approve the request by Mike Bilodeau for final review of site plan for a 4-unit mobile home park on open land adjacent to 770 East Barre Rd with the following conditions new plans be submitted showing the street lights, the type of trees used for screening submitted prior to receiving permitting; Parcel ID 006/068.01; Zone: highway commercial; SP-1700003.

A small discussion was had about number of trees to use for screening. Reaves states that the number of trees needs to accurately reflect the landscaping. Valsangiacomo agrees with Sanborn that we need final plans before approval.

Reaves withdraws the motion seconded by Thygesen the Development Review Board voted to approve the request by Mike Bilodeau for final review of site plan for a 4-unit mobile home park on open land adjacent to 770 East Barre Rd with the following conditions new plans be

submitted showing the street lights, the type of trees used for screening submitted prior to receiving permitting; Parcel ID 006/068.01; Zone: highway commercial; SP-17000003.

A new motion was made by Reaves, seconded by Valsangiacomo the Development Review Board voted to continue this request by Mike Bilodeau with date certain to October 11, 2017, for final review of site plan for a 4-unit mobile home park on open land adjacent to 770 East Barre Rd; Parcel ID 006/068.01; Zone: highway commercial; SP-17000003.

K. CONCEPTUALS

John Armstrong-Conceptual review of a proposed 3-lot subdivision

Consultant:

Date: September 7, 2017

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

Mr. Armstrong is going to be proposing a three-lot subdivision in October and is asking the DRB for permission to do both preliminary and final in one night. The DRB has authorized me to warn both reviews in one meeting for two-lot subdivisions only.

Mr. Armstrong had survey work done many years ago to create a second lot. He didn't realize that that lot was not ever actually subdivided. He has a buyer but not a legal lot to sell. This came to light when he approached me about creating what amounts to a third lot. I informed him that the second lot had never actually been created and would need a three-lot subdivision not a two and I couldn't authorize one meeting.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

ADDITIONAL COMMENTS:

Armstrong states that he has almost 10 acres that he would like to subdivide. He would like to create 3 new lots and sell 2 of the lots. He states that he does have contracts for both lots to be sold. He just needs approval of the subdivision before he can sell them. He states that he is keeping a 50' right of way through the lots.

The board had a brief discussion and stated they would like to see a full set of plans before saying if they could approve a 3-lot subdivision in one meeting.

L. FOLLOW-UPS: **NONE**

M. CORRESPONDENCE- NONE

STATE
TOWN
MISCELLANEOUS

N. ROUNDTABLE:

O. ADJOURN!

On a motion by Sanborn, seconded by Reaves, the Development Review Board voted unanimously to adjourn @ 7:58pm.

Respectfully Submitted,

Emily Marineau

Mark Nicholson, Chair

Cedric Sanborn

Charlie Thygesen Sr.

Mark Reaves

Jon Valsangiacomo

Jim Fecteau

Chris Neddo