

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR OCTOBER, 12, 2016

The Barre Town Development Review Board held a public meeting & hearing on Wednesday, October 12, 2016 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

### Members Present:

Cedric Sanborn      Mark Nicholson      Mark Reaves      Jon Valsangiacomo

### Members Absent:

Charlie Thygesen Sr      Shaun Driscoll      Greg Richards

### Others Present:

Kris Jurentkuff      Joseph Lockerby      Sandra Lockerby

### Staff Present:

Chris Violette – Planning & Zoning Director

**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 September 14, 2016 minutes.**

**F. NON AGENDA ITEMS (max 10 minutes)**

**G. SUBDIVISION REVIEW NONE**

1) PRELIMINARY REVIEW

**APPLICANT: SJJ Lockerby (Richardson Road)**

**Request by SJJ Lockerby Investments LLC for preliminary approval of a 2 lot subdivision of land located at 30 Richardson Road; Parcel ID: 038/027.00; Zoned very high density residential; P-16000008.**

Consultant: Chase and Chase

Date: October 7, 2016

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

This is a preliminary review of a proposed 2 lot subdivision of land that has been before the board a few times for conceptual review. The subject parcel is located in a very high density residential zone which requires a minimum lot size of 8,500sf and 85' of road frontage. The character of the area is dominated by a relatively small lot and compact residential development.

The land subject to this request consists of a dwelling and land that has been shown on tax maps for many years to be .72 acres. In addition and also shown on the tax map, it includes land that had been shown as Overland Ave. As it turns out, the applicants own the land that is shown to be Overland Ave. Chase and Chase's land records research show that the Lockerby's deed does in fact include the two pieces of land together as one. So instead of dealing with a dwelling and .72 acres, in fact it is a dwelling and 1.21 acres.

As you might remember the Lockerby's owning the Overland Ave land is important because it means there is additional road frontage to help create two conforming lots. The plan shows a new lot (lot 1) being created that will be .72 acres in size that will encompass the rear portion of the existing lot but also the Overland Ave land. The proposed lot will have 60' of road frontage on Velie Ave and 26' of frontage on Richardson Road for a total of 86' of road frontage which is just sufficient enough to be conforming.

Lot 1 is being shown to have a residential use with access from Velie Ave. The plan shows municipal sewer serving the house from Velie Ave and Barre City water serving the house from Richardson Road. Ability to serve for water from Barre City has not been confirmed as of yet. Barre Town does have the ability to serve with sewer. Other utilities are available on aboveground utility poles at Velie Ave.

Lot 2 (remaining land) will be .49 acres in size and will host the original dwelling. Access is existing from Richardson Road. The house is already served by municipal services. Road frontage actually increases to 106' because part of the Overland Ave land will go with lot 2.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

Once the ownership issue was settled so that there was clearly enough road frontage for two lots, this subdivision has turned into a basic two lot subdivision with potential for a new residential use. The new lot has split road frontage but nothing in our Bylaws prevents that. Both lots are conforming as proposed so I see no reason why not to approve this preliminary request and move it to a final hearing at the November 9<sup>th</sup> DRB meeting.

Suggested condition:

Confirmation from the City of Barre of the ability to serve.

**ADDITIONAL COMMENTS:**

Violette summarized his report (above) and recommends preliminary approval with one condition.

Violette noted that the plan may actually change a little to include a boundary line adjustment.

Kris Jurentkuff handed out a new plan and told the board that the Lockerby's discussed a boundary line adjustment with their neighbors and the new plan represents a subdivision and a boundary line adjustment. The new plan reduces the size of lot 1 down to .54 acres from .72 acres. The proposed boundary line adjustment doesn't change to overall intent of the original subdivision. The applicant plans to come back next month for final for both the subdivision and the BLA.

Sanborn asked about the access to the house off Overland Ave.

Jurentkuff stated that the access to the Coulter property over Overland Ave is actually an undedicated platted street that shows up on the 1912 Autocrest subdivision of lots. By virtue of the Coulter lot being part of that Autocrest subdivision, it, along with potentially other lots, has the right to cross the land, its private and never been dedicated.

Reaves noted that he wants to be sure that the neighbors right to access their house is protected.

Violette reiterated that next month, the plan will have a boundary line adjustment and that new applications from both the Lockerby's and Coulter will have to be filed for the Boundary Line Adjustment.

**MOTION:**

**On a motion by Reeves, seconded by Valsangiacomo, the Development Review Board voted unanimously to grant preliminary approval and move this request to final with the following condition:**

Confirmation from the City of Barre of the ability to serve.

**DISCUSSION:**

None

Participants during the meeting: Kris Jurentkuff

2) WARNED PUBLIC HEARINGS - **NONE**

**H. SITE PLAN REVIEW NONE**

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

**I. CONDITIONAL USE REVIEW (WARNED PUBLIC HEARINGS) NONE**

**J. VARIANCES (WARNED PUBLIC HEARINGS)**

**APPLICANT:            **Barre Town Recreation**  
(Brook Street)**

**Request by the Barre Town Recreation Board to erect 24 sf sign at 44 Brook Street (Town Forest parking area) which will be 20 sf larger than normally allowed in a residential zone. Request is in accordance with Article 7, sec 7.5 (B) whereas the DRB, after holding a public hearing, can allow a larger sign if it is determined that the character of the neighborhood is not negatively affected. Property is owned by the Town of Barre; Parcel ID 023/064.00; Zoned: very high density residential; AU-16000003.**

Consultant: None

Date: September 9, 2016

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

This is a warned public hearing continued from last month to this month to allow the applicants to refine their proposal a little showing a better actual depiction of the project. At this point the applicants haven't had the time to put together a rendition of the sign and base to present at this meeting. They suggested a continuance and I agree.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I recommend continuing this public hearing to the November 9, 2016 meeting.

**ADDITIONAL COMMENTS:**

Violette deferred to Reaves. Reaves advised the board that the applicant still isn't ready, for various reasons, including being out of Town, so they have asked for a continuance.

**MOTION & RECOMMENDATION:**

*On a motion by Nicholson, seconded by Sanborn, the Development Review Board voted unanimously to continue this request to November 9, 2016 meeting.*

**DISCUSSION:**

None

No none members participated during review.

**K. FOLLOW-UPS**

**L. CORRESPONDENCE**

STATE  
TOWN  
MISCELLANEOUS

**M. ROUNDTABLE**

**N. ADJOURN!**

**Motion by Reaves, seconded by Sanborn, the Development Review Board voted unanimously to adjourn @ 7:37pm.**

Respectfully Submitted,

Chris Violette

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Mark Nicholson, Chair

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Cedric Sanborn

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Mark Reaves

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Jon Valsangiacomo

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Jim Fecteau

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Charlie Thygesen Sr.

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Shaun Driscoll

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Greg Richards

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John Hamelin

DRAFT