

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR DECEMBER 14, 2016

The Barre Town Development Review Board held a public meeting & hearings on Wednesday, December 14, 2016 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

### Members Present:

Jon Valsangiacomo    Shaun Driscoll  
Charlie Thygesen Sr    Greg Richards  
Mark Reaves            Mark Nicholson

### Members Absent:

Cedric Sanborn (attending a meeting for Planning Commission)

### Others Present:

Carl Rogers        Doug Farnham  
Terry Smith        Dave Rouleau  
Robin Sullivan    Joe Lockerby

### Staff Present:

Carl Rogers took notes

- 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 Reaves, seconded by Driscoll, the board voted unanimously to approve the November 9, 2016 minutes.**

F. NON AGENDA ITEMS (max 10 minutes)

G. SUBDIVISION REVIEW NONE

1) PRELIMINARY REVIEW

2) WARNED PUBLIC HEARINGS –

**APPLICANT: Lockerby/Coulter BLA  
(Overland Ave)**

**Request by SJL Lockerby Investments LLC and Thomas Coulter for final plat approval of a boundary line adjustment between properties located off Velie and Overland Ave; Parcel ID's 038/027.01 and 038/152.00 located behind 30 Richardson Road; Zoned very high density residential; P-16000010 & P-16000011.**

Consultant: Chase & Chase

Date: December 9, 2016

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

This is a warned public hearing for final plat review and possible approval. This is a joint application between abutting property owners for the purpose of creating a boundary line adjustment. The subject parcel is located in a very high density residential zone which requires lot sizes of 8,500sf and 85' of road frontage. Neither is applicable in a BLA because a new lot is not being created.

The subject parcel was created in November as a .72 acre parcel with road frontage on both Veile Ave and Richardson Road and is owned by SJL Lockerby. The other parcel is owned by Thomas Coulter who has a house at 20 Overland Ave. Mr. Coulter's house is in the City of Barre but a small portion (.27 acres) of his lot goes over the line into Barre Town.

This request will take .18 acres away from the .72 Lockerby lot and add it to the Coulter lot. The .18 acres is part of the Overland Ave unplatted Street that was discussed last month during the subdivision (P-16000008). Coulter will end up owning the portion of Overland that is directly adjacent to not only his property in the Town but also property located in the City.

It doesn't appear as though any structures are impacted by the proposed BLA.

Coulter will have to merge this .18 acres with his .27 acres that is located in the Town and part of his overall .58 acres in Barre City.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

This boundary line makes a lot of sense. The portion subject to this request is a narrow strip of land that does not fit well with the lot it belongs to. Being directly adjacent to the Coulter property it makes sense to adjust the property line so it goes to that parcel. I recommend approval of this request for a boundary line adjustment moving .18 acres from land of SJL

Lockerby Investments to land of Thomas Coulter with consideration to conditions noted below.

- 1) To complete this boundary line adjustment, a deed conveying the .18 acres from SJL Lockerby Investments to Thomas Coulter must be completed within 30 days. Said deed or subsequent quit claim deed must also clearly state that this land is merged, combined as one lot of .45 acres (in Barre Town).
- 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) An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
- 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 go back before the Development Review Board 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:**

There were no comments

**MOTION & RECOMMENDATION:**

*On a motion by Reaves, seconded by Driscoll, the Development Review Board voted unanimously to approve the boundary line adjustment by SJL Lockerby Investments LLC; Approval is subject to conditions 1 – 6;*

**DISCUSSION:**

None members that participated during review:

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 24sf sign at 44 Brook Street (Town Forest parking area) which will be 20sf 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. (Continued from August 10, 2016, September 14, 2016, and October 14, 2016)**

Consultant:

Date: December 9, 2016

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

The applicants expect to be in attendance this month to provide the board with a better rendition of what the proposed sign will look like. I believe they intend to keep the sign the same size as originally proposed (24sf).

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I do not necessarily have a recommendation not having seen what they are going to propose this time. I do stand by my original position that a size of 24sf with a large base will be out of character with the neighborhood. But if it is going to get approved, every effort should be made to set it back from the road a little bit and try to have it be as least intrusive as possible.

**ADDITIONAL COMMENTS:**

Members of the Town's Recreation Committee (Dave Rouleau, Doug Farnham, and Terry Smith) were on hand and displayed a reedition of a sign that they would like to use at the Brook Street parking area for the Town Forest. Rouleau stated that often people do not see the parking area for the Town Forest which includes the bike trails and disk golf course. A larger sign that would look like a State of Vermont Park sign would not only help make it obvious but would also show the uses of the forest and be appealing.

During discussion, members of the DRB expressed concern about having such a large sign. There was a long discussion among DRB and Rec Board members, along with Carl Rogers about the size of a sign and what would or wouldn't be acceptable. DRB members felt a larger sign would be acceptable but the size was debated.

**MOTION & RECOMMENDATION:**

***Reaves made a motion, seconded by Valsangiacomo, to approve the request by the Barre Town Recreation Board for a 4'x6' sign with a granite base that will be set back from the road 30' and finding that the sign, as proposed, would not have a negative affect on the neighborhood. The motion failed on a 3-3 vote. Those voting in the affirmative include: Reaves, Valsangiacomo, Driscoll. Those voting against were Nicholson, Thygesen, Richards.***

***On a motion by Nicholson, seconded by Richards, the Development Review Board voted (on a 5-1 vote) to approve a sign for the Barre Town Recreation Board not to exceed 3'x5' and that said sign shall be setback from the road a minimum of 25' and finding that said sign with the limitation imposed will not have a negative affect the neighborhood. Voting in the affirmative: Nicholson, Richards, Driscoll, Reaves, Thygesen. Voting against, Valsangiacomo.***

**A 3'x5' sign with granite base is approved**

**None members that participated during review:**

D. Rouleau, D. Farnham, T. Smith, Carl Rogers

**K. CONCEPTUALS**

**L. FOLLOW-UPS**

**M. CORRESPONDENCE**

STATE  
TOWN  
MISCELLANEOUS

**N. ROUNDTABLE**

**O. ADJOURN!**

**The Development Review Board voted unanimously to adjourn @ 8:03pm.**

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

\_\_\_\_\_  
Charlie Thygesen Sr.

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Shaun Driscoll

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Greg Richards

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John Hamelin

DRAFT