

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR FEBRUARY 11, 2015

The Barre Town Development Review Board held a public meeting & hearing on Wednesday, February 11, 2015 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

**Members Present:**

Mark Nicholson, Chair	Cedric Sanborn
Mark Reaves	Jon Valsangiacomo
John Hameline	Shaun Driscoll

**Members Absent:**

Greg Richards	Charlie Thygesen
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**Others Present:**

Rob Townsend

**Staff Present:**

Chris Violette – Planning & Zoning Director  
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. CHANGES TO THE AGENDA - NONE**
- E. APPROVE MINUTES**

*On a motion by Sanborn, seconded by Hameline, the Development Review Board voted unanimously to approve the minutes from the January 14, 2015 meeting with changes.*

- F. NON AGENDA ITEMS (max 10 minutes)**
- G. SUBDIVISION REVIEW**

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

**APPLICANT: MONTY**

**Request by Al Monty for final approval of a 2-lot subdivision with minor road extension for property located off of Lemay Drive; Parcel ID 008/023.00; Zoned: High Density Residential; P-1500001**

Consultant: American Consulting

Date: February 6, 2015

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

This is a warned public hearing for the purpose of a two lot subdivision of land which includes a short extension of a Town road. The subject parcel is located off the end of Lemay Drive in a high density residential zone where municipal sewer is available but potable water is onsite. The general area of this proposed subdivision is predominantly residential on medium sized lots. Preliminary approval was granted in January and the proposed road extension considered by the Selectboard and approved on January 20, 2015.

The applicant currently has a parcel just under 50 acres that is undeveloped. The parcel is identified on the submitted plans as remaining land. This parcel has previously been subdivided numerous times including the Buena Vista development. Previous subdivisions are noted on the plans. The lot number (55) of the new lot is sequential with the previous subdivision.

The new lot being proposed, as just mentioned, is labeled as lot 55 and is shown to be 8.9 acres in size. The lot will be accessed from the end of Lemay Drive. Lemay Drive is proposed to be extended by 135 feet. The extension of the road allows the new lot to have the required 110 feet of road frontage. The proposed new lot will be development in the future with a residential use utilizing municipal sewer with a pump station; potable water will be a drilled well. Power will be provided over head to the end of Lemay Drive and then underground to the homestead site.

The remaining land will reduce in size from 49.7 acres to 40.8 acres. Access to the remaining land will remain the same which is 50 feet of frontage off the end of Lemay Drive. The remaining land remains undeveloped.

The applicant also has a 14.7 acre lot that's access is provided off the end of Lemay Drive over the remaining land. The homestead lot does not currently have road frontage. The extension of Lemay Drive however will provide the applicant's homestead lot with 110 feet of road frontage.

Since preliminary approval the applicant went before the Selectboard (January 20, 2015 see minutes enclosed with packet) and showed the proposed limited extension of Lemay Drive. It should be noted that the portion of Lemay Drive being proposed for extension is essentially

already constructed to Town road standards and the driveway accessing the applicant's homestead crosses this area. After discussion with the Selectboard, the area of the extension will be paved and deeded to the Town. The current turnaround will remain and be used for the foreseeable future. The Town will be deeded an easement for a new turnaround at the end of the extension in the event it is ever needed. If the new turnaround is constructed, the existing one would be relinquished.

The area of land for the road extension will be conveyed fee simple to the Town and the .16 acres comes out of the remaining land. The .16 acres is essentially a separate lot and should be shown as such on the final plans.

The road extension and the paving that goes with it will necessitate the applicant entering into a developer agreement with the Town. The agreement shall be in place before work commences on the road and shall follow the established standards for road construction and the issuance of zoning permits.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

In the end, the creation of the proposed residential lot (lot 55) and the .16 acre lot for the road extension are pretty straightforward. The road extension and the proposed future turnaround have been approved by the Selectboard. With consideration to the condition below, I recommend approval of this final subdivision request.

1. The applicant shall enter into a developer agreement before road improvements commence and/or conveyance or development of the newly created lot 55.
2. The final plans show a 25' x 25' area at the end of the road extension. This area shall be deeded to the Town of Barre as an easement for a future turnaround along with the .16 acre parcel for the road. If the easement is used for a turnaround the existing 25' x 30' easement will be relinquished to the owner of the land at that time.
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. Final plans shall be submitted electronically simultaneously with the plans noted in 3 and 4 above.
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 go back before the Development Review Board for approval of the proposed change.

- 7. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

**ADDITIONAL COMMENTS:**

CV provided a brief recap of this agenda item.

The road extension was approved by the Selectboard. There will be an easement when the new road is turned over to the Town that can be used as a turnaround in the future.

A developer agreement is needed and will be negotiated with the Selectboard prior to obtaining any construction permits.

CV stated that conditions #5 has been altered.

CV recommends approval.

**MOTION & RECOMMENDATION:**

**On a motion by Sanborn, seconded by Reaves, the Development Review Board voted to approve the request by Al Monty for final approval of a 2-lot subdivision with minor road extension for property located off of Lemay Drive; Parcel ID 008/023.00; Zoned: High Density Residential; Approval is subject to conditions 1 - 7; P-1500001**

**DISCUSSION:**

CONDITIONS Yes X No       
MOTION BY: SANBORN  
SECOND BY: REAVES

**ROLL CALL:**

Mark Nicholson <u>YES</u>	
Charles Thygesen, Sr. <u>ABSENT</u>	Jon Valsangiacomo <u>YES</u>
Cedric Sanborn <u>YES</u>	Shaun Driscoll <u>YES</u>
Mark Reaves <u>YES</u>	Greg Richards <u>ABSENT</u>
*Jim Fecteau <u>    </u>	*John Hameline <u>YES</u>

*\*Alternate Development Review Board Members*

- 3) CONCEPTUAL REVIEW

**H. SITE PLAN REVIEW**

- 1) PRELIMINARY REVIEW

- 2) WARNED PUBLIC HEARINGS
- 3) CONCEPTUAL REVIEW

I. CONDITIONAL USE REVIEW (WARNED PUBLIC HEARINGS)

J. VARIANCES (WARNED PUBLIC HEARINGS)

K. FLOOD HAZARD REVIEW

L. APPEALS OF ZONING ADMINISTRATORS DECISIONS

M. OTHER

N. FOLLOW-UPS

O. CORRESPONDENCE

- STATE
- TOWN
- MISCELLANEOUS

P. ROUNDTABLE

Q. ADJOURN!

***On a motion by Sanborn, seconded by Valsangiacomo, the Development Review Board voted unanimously to adjourn the meeting of February 11, 2015.***

Respectfully Submitted,

Heidi Bennett

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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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John Hamelin

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