

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR OCTOBER 14, 2015

The Barre Town Development Review Board held a public meeting & hearing on Wednesday, October 14, 2015 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Mark Nicholson, Chair	Cedric Sanborn
Greg Richards	Charlie Thygesen
Jim Fecteau	Jon Valsangiacomo

Members Absent:

Mark Reaves	Shaun Driscoll
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Others Present:

None

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 Fecteau, the Development Review Board voted to approve the minutes from the September 9, 2015.

- F. NON AGENDA ITEMS (max 10 minutes)
- G. SUBDIVISION REVIEW
 - 1) PRELIMINARY REVIEW
 - 2) WARNED PUBLIC HEARINGS

APPLICANT: MALONE PITMAN ROAD PROPERTIES, LLC

Request by Malone Pitman Road Properties, LLC for a 3-lot merger of land located at 69 Pitman Road; Parcel ID's 006/034.02, 006/034.07 & 006/034.08; Zoned: Industrial; P-15000008/09/10

Consultant: Stephen C. Fraser

Date: October 9, 2015

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

This is a warned public hearing for the purpose of amending a previously approved subdivision by merging three lots back into one undivided parcel of land totaling 3.56 acres. The subject property is located in the Wilson Industrial Park with road frontage on both Pitman and Parker Road. Zoning for this area is industrial with a minimum lot size of 2 acres and 200 feet of road frontage. The character of the area surrounding this parcel is industrial.

The three lots being merged were created in May of 1991 (plan 14-1662) when lot 1, 1.01 acres was created along with lot 2, 1.51 acres, and lot 3, 1.04 acres. The original lot was created by Barre Area Development as part of the Wilson Industrial Park (13-1557).

Lot 2 has an existing 4,000sf industrial building along with associated drives and parking areas located on it that was home to Maine Drilling and Blasting for many years. Currently the building is leased to a construction company. Lots 1 & 3 are undeveloped.

The applicant has supplied the necessary plan for the merger. I've requested a deed to complete the merger be recorded in the land records.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

With consideration to the following conditions, I recommend approval of this request to amend a previously approved subdivision, merging three lots and creating one undivided parcel of 3.56 acres

1. To complete this merger, a merger deed merging lot 1, 2, and 3 into one lot totaling 3.56 acres must be executed within 30 days. Said deed must also clearly state that this land is merged.
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 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:

CV provided a summary of this agenda item.

CV stated that he has seen drafts of the deed.

CV recommends approval with conditions as listed.

MOTION & RECOMMENDATION:

On a motion by Sanborn, seconded by Fecteau, the Development Review Board voted to approve the request by Malone Pitman Road Properties, LLC for a 3-lot merger of land located at 69 Pitman Road; Parcel ID's 006/034.02, 006/034.07 & 006/034.08; Zoned: Industrial; P-1500008/09/10; Subject to conditions 1 – 6.

DISCUSSION:

CONDITIONS Yes X No ___
MOTION BY: SANBORN
SECOND BY: FECTEAU

ROLL CALL:

Mark Nicholson YES
Charles Thygesen, Sr. YES
Cedric Sanborn YES
Mark Reaves ABSENT
*Jim Fecteau YES
*Alternate Development Review Board Members

Jon Valsangiacomo YES
Shaun Driscoll ABSENT
Greg Richards YES
*John Hameline ___

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 Fecteau, the Development Review Board voted to adjourn the meeting of October 14, 2015 at 7:20 p.m.

Respectfully Submitted,

Heidi Bennett

Mark Nicholson, Chair

Cedric Sanborn

Mark Reaves

Jon Valsangiacomo

Jim Fecteau

Charlie Thygesen Sr.

Shaun Driscoll

Greg Richards

John Hamelin