

# BARRE TOWN PLANNING COMMISSION MINUTES

The Town of Barre Planning Commission held their regular meeting on **Wednesday, February 15, 2017** beginning at **7:00** p.m. at the **Municipal Building**, Lower Websterville.

## **Members Present:**

Cedric Sanborn     John Hameline  
Debra Pierce       Chris Violette         George Clain

## **Members Absent:**

Claire Duke   Charlie Thygesen Sr.

## **Staff Present:**

Emily Marineau

## **Others Present:**

Melissa Brown

### **1)     CHANGES TO THE AGENDA**

George asked to discuss the Planning Department budget. It was agreed this item would be placed at the end of the agenda under other.

### **2)     APPROVAL OF MINUTES:**

Based on Georges comments they will added into the meeting minutes at the bottom of the page to invite local Senators, House Reps and Local legislative to a future meeting on renewable energy siting, based on that revision they move to approve the minute. Addendum noted by Chris and approved by George. A motion to approve the December 21, 2016 meeting minutes by George, second by John. Meeting minutes approved unanimously at 1903.

### **3)     ZONED CHANGE REQUEST**

**Request by Russell and Melissa Brown on 186 West Cobble Hill Rd to change the zoning of their `21-acre parcel from low density residential to high density residential (for discussion only)**

Russell and Melissa Browns of 186 West Cobble Hill Rd request to change the zoning of their 21-acres parcel from low residential to high residential. The Browns are planning to move to Maine and would like to sell their 21-acre home. Mrs. Brown feels that they would have more options if the zone was listed as high density residential. The Brown's property is surrounded on three side with high density residential zoning, because of that she does not feel that it is unreasonable to make this request. They plan to subdivide the house with possibly 2 acres and sell the remaining 19 acres. The Browns do not have their property on the market yet but would like to see what they have for options.

Cedric states that there is already access to the back of the property from Tanglewood Drive. The property has municipal sewer and water access therefor it would not be a challenge if the property was developed to provide water and sewer. He does not feel that it is an unreasonable request.

Chris, the Browns and Harry have meet to discuss the water lines and sewer before this planning commission meeting.

George is unsure about the request. He would like to see what the increased traffic flow would have on West Cobble Hill Road and Hill Street. George would also like to see what the plans (if any) for development would be. He feels that the land is sellable the way it is and if a developer bought the land then at that time they could move forward with trying to change the zoning, if needed. George thought that 35% of the 19-acre

parcel could be developed, but clarified by Chris to be 35% of each lot is the maximum percent of lot coverage. The lot size could be as low as 1-acre because municipal sewer and water is available in the low density residential zone. George would like to see if they would be able to sell it as is before making the zone change.

Mrs. Brown is waiting to hear back from the land survey (American Consulting Engineer Survey) to come back on possibly subdividing the house and 2 acres. Mrs. Brown states that they do not have a plan for possible developing because it is not on the market yet. They are just exploring possibilities and the Browns feel that they would have better luck selling it as high density incase a developer does want to buy the land and put houses on it. She also states that she might find when the land goes on the market that someone could very well buy all 21 acres and not subdivide any of it. She is just unsure what will happen to the land.

Chris feels that it is not spot zoning and that the parcel is surrounded on three sides by the same zoning that is being requested, it has a natural barrier with the brook on the 4th side, the property has road frontage and municipal sewer and water. It has a 50 strip of land for the access to the road already set up.

Chris outlined what would happen next if the Planning commission moved toward passing along the zone change.

Discussion took place whether to move to complete a report for the next meeting and move to a possible public hearing in April 2017.

Debra: yes

George: no, more inclined to move it to moderate zone

Cedric: yes

John: yes, feels that it is a natural progression on the land. It is the last of usable land left. He would like to look at it more.

Chris: yes, willing to make the change and then let DRB do their job if a developer was going to build in there.

Majority of the commission agreed to revisit after the report is complete at their March meeting.

#### 4) **MISCELLANEOUS:**

##### **Discus and complete Central Vermont Regional Planning Commission Municipal Energy Survey**

Central Vermont Regional Planning Commission Municipal Energy Survey was unable to be completed at this meeting. They need more time to review the mapping and make sure they can add protected areas that are not already mapped. After a lengthy discussion the board felt that the survey would need further review. The Planning Commission has a strict deadline of March 06,2017 to have the survey done, therefore the board decided that it would be best to meet next week Wednesday February 22,2017 and Thursday February 23,2017 at 12:00 in the down stairs meeting room. They will make this a warned meeting and invite members of the Select Board to be present if they like, they will warn another meeting in two weeks for finalize the Central Vermont Regional Planning Commission Municipal Energy Survey.

#### 5) **OTHER:**

Planning Department Budget: George would like to increase the amount of money in the budget for the lawyer, if they were to need one. Chris is unsure of the amount of money we currently have in the budget. There is a line item for that but they will figure out what the dollar amount is and as Carl to increase the amount.

7) **CORRESPONDENCE:**

8) **ADJOURN:**

*On a motion by John Hameline, seconded by Chris Violette, the Planning Commission voted unanimously to adjourn the meeting of February 15, 2017 at 8:30pm.*

Respectfully Submitted,

Emily Marineau

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Cedric Sanborn, Chair

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John Hameline

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Charlie Thygesen Sr.

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George Clain

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Chris Violette

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Claire Duke

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