

BARRE TOWN PLANNING COMMISSION MINUTES

The Town of Barre Planning Commission held their regular meeting on **Wednesday, April 19, 2017** beginning at **7:05** p.m. at the **Municipal Building**, Lower Websterville.

Members Present:

Cedric Sanborn	John Hameline	Charlie Thygesen Sr.
Debra Pierce	Chris Violette	George Clain
Claire Duke		

Members Absent:

NONE

Staff Present:

Emily Marineau

Others Present:

NONE

1) **CHANGES TO THE AGENDA**

NONE

2) **APPROVAL OF MINUTES:**

The board would like the following type-o's corrected on the last page where Charlie is spelt Charly. A motion to approve the March 15,2017 meeting minutes by John, second by Chris. Meeting minutes approved unanimously at 7:05PM.

3) **ZONED CHANGE REQUEST**

Chris has brought back 7 of the zone amendments' that he proposed to change at last month's meeting.

Sec 3.8 OUTDOOR STARAGE LIMITATIONS:

Chris starts with changing the title from Portable Storage Containers to Truck Trailers. George and Deb questions as to why should shipping containers be allowed and if they can be taxed. Chris states that he would require people to get a permit for the shipping containers just as if they were to build a shed on their property and the shipping containers would have to meet setbacks just as a shed would. The assessor's office would be notified therefore making the containers a taxable item. Chris goes on to say that it is hard to enforce people only having the storage containers on their land for 6 months because people spend a lot of money on them. Chris also mentions that they hold up better than some trailers because the shipping containers Do not rot and often are water tight, he also feels there is a big difference between shipping containers and

trailers. The question of if the appearance comes into consideration when people are putting them on their land. Chris stated that the storage containers are often better than the trailers because they do not have advertisement on the side of them like the tractor trailers do and the containers can be tucked away. Claire ask if the trailers can be taxed and if the advertisement comes into play.

Chris stated that under the ordnance that he is proposing someone can have the trailer parked on their land for 6 months before they have to worry about it but the trailer is supposed to leave their land after that 6 months. The only reason they have 6 months is because most people use them when they are building a house because they can store building materials in the trailer, it does include commercial use but they would need to get a conditional use permit for them. Cedric feels that more people are using the shipping containers than the trailers. Cedric would like Chris to limit the number of trailers on their land for residential use. George would like to make sure that there isn't a rotation of trailers on the land. Chris tried to make it clear in the first paragraph that you can have one trailer for a 6 month in a 12-month period.

John ask if that means if someone had one trailer for 3 months on the land and then brought a new trailer on the land 3 months after the first one and then removed the first trailer after the 6 months and replaced it with new trailer.

Cedric and Deb would like to see Chris tighten up that first paragraph making it clear that you can only have a trailer for 6 months out of a 12-month period.

Cedric would like where it is listed 1 section 8 where it says trailer if it can state trailer's, then at number 5 the board would like it to be made clear that the trailers need to be kept clean and be free of graffiti. Number 7 the board would like the to make sure the trailer is labeled with hazardous material and to be compliant with Vermont DEC regulations.

Sec 4.2 ACCESSORY DWELLING:

This amendment will allow detached accessory dwellings on land with a single-family home, like as part of a garage or a guest house. Chris is trying to address Georges concerns that he expressed last month. John is unsure about the first sentence and would like Chris to clean up that sentence. Chris states that most of this is right from the state statue. Chris notes that he has had several people inquire about having an apartment above the garage, this would let them do that. Chris notes that most people want a space bigger than what is currently allowed in an accessory apartment therefore people get a conditional use permit and make their house a duplex. George would like to clean up the sentence where it talks about wastewater, he would like a period after the word shown. The board would like a definition created for accessory dwelling added.

Sec 4.22 Residential Limits:

Chris has proposed a new restriction to not allow more than one single-family dwelling on a lot except for mobile home parks, Planned Unit Developments, accessory dwellings, and owner rented apartment buildings . Chris states that when he was writing the last exemption he was thinking about what Fecteau's are doing on Rudd Farm Drive. They bought a couple of lots, removed the houses, merged the lots and build 3 new 4 unit-apartments houses'. They own the land and building and rent the units out. Claire ask to clarify that they are only taxed on the one lot, Chris states they are but it is taxed as rental space. This is only allowing a company to own the land with housing and they cannot sell each house separately. The board would like to clean this ordnance up by making the last sentence the first sentence and then create bullet points to define what is allowed.

Sec 5.5 CONDITIONAL USE REVIEW:

Chris states that he has not been a fan of the way it is written, now he has cleaned it up making sure it flows better. Cedric questions number 1 section F. Solid waste, Chris states that this just makes it so we can evaluate how solid waste is being handled, especially if a big project is proposed then the board can evaluate how the waste it is disposed of. John would like where it says residence change that to residence's. George questions why the DRB does not have their own set of rules. Chris states that is how State statute lays it out and gives the municipalities the ability to regulate either permitted uses or conditional used. The DRB holds the hearings and does the review. Cedric states that the Planning Commission writes the rules, the DRB implements the rules and this is where DRB gets the rules.

Sec 5.6 SITE PLAN REVIEW:

Chris wants to make it clear that for both major and minor site plan review the application needs to be in 22 days prior to the hearing scheduled by the DRB. He is not sure where 18 days came from but he would like to make it all the same and have the application 22 days before.

Sec 6.5 PUD STANDARDS AND REVIEW CRITERIA:

Chris is suggesting under 1 letter H the minimum spacing between buildings is decreased from 30ft to 20ft and minimum setbacks from municipal streets is decreased from 30ft to 25ft. Chris states that with PUD you are trying to promote high density development. John just wants to make sure that bringing the house's closer together won't cause an issue for the fire department, Chris states that it wouldn't be an issue, could the house get damaged yes but it wouldn't cause the other house to burn to the ground. George would like to know if minimum setback could have an asterisk to indicate that it is lower and helps with energy efficiency. George would like it to just be noted that we are trying to meet the 2019 Energy Efficiency Guide for the town plan. Chris will try to make note of that.

Now looking at section 4 interior roads and dwelling access, the DRB has started to review a PUD that is proposing a development that is not allowed yet, they are proposing interior Town roads with shared accesses to front and back lots. As of right now, the shared access can only have two lots. Deb asked if the Town will be maintaining all the of the roads in Fecteau's project. Chris states that the Town will maintain the Town roads but not the driveways. Cedric is not in favor of having 4 houses on one driveway. Chris explains that the houses on the front lot's will have road frontage and then the back lot's will be accessed from a shared driveway, but the right of way will be 25ft and not 50ft with the driveway somewhere in the middle. They would have all 4 houses on one curb cut instead of having each house have their own curb cut. With a PUD you want to increase density. With the shared driveway, you have the shared access in the deed to the house with an association to care for the driveway. Chris states that 3 houses are allowed on a curb cut so they are just adding one more house. Cedric doesn't feel that this is allowed and they should have one less house on the curb cut. The board had a lengthy discussion on the matter and they made the choice to table this matter until the next meeting. George made a motion to table the topic. Chris votes No, George wants the DRB to have a handle on this before it can continue.

Chris doesn't agree. Second by Cedric, Claire votes No as well, she feels we are ready to make the changes now.

Sec 7.10 WAIVERS:

Chris has cleaned up a few things and is now up to date with other State statute and other Towns bylaws. Chris has taken some items from the State statute. Chris has tried to get way from using the word variance because variances are supposed to be harder to get and a waiver is supposed to be a little easier to get. John would like to add in number 2 have it say, "in which the project is located". The last sentence gives the DRB some authority to ask for it to build a little different.

4) **MISCELLANEOUS:**

Chris reviewed emails that he received from the Central Vermont Regional Planning Commission. The Central Vermont Regional Planning Commission would like to meet with Barre Town before May 9th meeting. They will meet with Barre Town May 2nd in Montpelier. They ask that someone from Barre Town Planning Commission be there, Cedric and George said they would be able to be there.

5) **FOLLOW-UP**

6) **CORRESPONDENCE:**

7) **ADJOURN:**

On a motion by George Clain, seconded by Chris Violette, the Planning Commission voted unanimously to adjourn the meeting of April 19, 2017 at 9:00pm.

Respectfully Submitted,

Emily Marineau

Cedric Sanborn, Chair

John Hameline

Charlie Thygesen Sr.

George Clain

Chris Violette

Claire Duke

Debra Pierce