

BARRE TOWN PLANNING COMMISSION MINUTES

The Town of Barre Planning Commission held a special meeting on **Wednesday, June 20, 2018** beginning at 5:00 p.m. at the **Municipal Building**, Lower Websterville.

Members Present:

Cedric Sanborn
Byron Atwood
Chris Violette Debra Pierce
Claire Duke

Members Absent:

Charlie Thygesen Sr George Clain

Staff Present:

Others Present:

Mallie Ellen McCarron

CHANGES TO THE AGENDA:

APPROVAL OF MINUTES:

A motion to approve the May 23, 2018 meeting minutes by Duke, second by Violette. Meeting minutes approved unanimously at 7:04pm, as corrected.

A motion to approve the May 30, 2018 meeting minutes by Violette, second by Pierce. Meeting minutes approved unanimously at 7:05pm.

SECOND CURB CUT REQUEST:

Planning Commission Staff Comments (Chris Violette) June 15, 2018 (for June 20, 2018 meeting)

Staff Comments of Chris Violette

Agenda item 3

Request by Mallie Ellen McCarron for a second curb-cut request in accordance with the Town of Barre Highway Ordinance to add a second driveway on property located at 8 Millstone Blvd; Parcel ID: 006/050.27; Zoned: high density residential; AU-1800002.

This is a warned public hearing for the purpose of a multiple curb-cut request. The applicant is requesting a second curb-cut (driveway) to access her property on both Websterville Road and Millstone Boulevard. The subject parcel is .6 acres in size with approximately 150' of road frontage along Websterville Road and 230' along Millstone Blvd. Multiple curb-cut authorizations come from Planning Commission under the authority of Article 4, § 402 E. (2) of the Barre Town Subdivision Ordinance.

When reviewing multiple curb-cut request the Planning Commission relies heavily on input from the Town Engineer. The Town Engineer has been designated by the Selectboard as the authority to review and control access to Town roads. The Town Engineer shall consider such things as; the functional class of the road; site distances; safety; width of the curb-cut; drainage; topography; and any other pertinent factors that a may apply.

The applicant is proposing (shown on included map) to add a second driveway from Millstone Blvd. The current driveway is also from Millstone Blvd. The applicant is requesting the second curb-cut to provide better access to the front of her house. As you can see in the supplied photo of the applicant's house, the terrain slopes away from Websterville Road. The existing driveway is located behind the house, on the downhill side. The applicant states the because the existing driveway and parking area sits lower than the house, access to the house from this location is via the basement. The applicant states that visitor find it difficult access to the main house via the basement because of stairs or outside because of stone steps.

The applicant has discussed the proposal with the Town Engineer. Usually I would include comments and possibly a recommendation from him, but he was unable to complete before he went on days off. I will have comments from him at the meeting.

Suggested Conditions: None at this time

ADDITIONAL COMMENTS:

Violette states after talking with Harry, Town Engineer, he would like to add the following conditions, 60' back from stop sign to center line, limited use-if these changes than the applicant will need to come back to the PC, take out a driveway permit.

McCarron states that she rented her house for about a year before buying it as she is from Florida and wanted to make sure that she could adjust to winters in Vermont. She noticed that her front door was not useful at all. She states that she would have friends come to the house and she would not know they are there because they would pull into the back driveway, which she can not easily see from the house. McCarron put in steps along the side of her house so she could have company easily walk up the hill to the front door. Some of her friends are too elderly to walk up the steps, therefore they would stop coming over. She states that her steps in her basement up into the main part of her house are steep and the steps are short, making it hard for elderly friends to navigate. She would like to second driveway to help gain access to her house from the front door.

Sanborn questioned if she had an issue with the conditions mentioned. McCarron states that she does not have a problem with them. Sanborn questioned if going back 60' would be an issue. McCarron states

that it will not, she states Violette stopped over and was stepping out the distance from the stop sign and she has plenty of room.

Atwood questioned how many feet from Websterville Rd to the front of the house. McCarron states that it is over 60' from the road to the front of the house. Atwood questioned if it was manageable in the winter time. McCarron states that in the winter time without the driveway she cant use the steps that she installed because they are too slippery. With the driveway in she will be able to snow blow the driveway and a path, making it much safer to enter her house.

Duke states that hardly no one uses their front door in Vermont., suggest putting in a doorbell or a stair lift in the basement stairs. McCarron states that she really likes using the front of her house and she has a beautiful wrap around front porch that she would love to have access from. McCarron states it is much easier to go up two steps into the front of her house oppose to 14 step shallow steps in the basement. She does not feel she has a great place to put the doorbell on the back of her house and she is not looking to put in a lift in the basement until she can no longer go up and down the stairs.

MOTION:

A motion was made by Atwood, seconded by Duke, the Planning Commission voted unanimously to approve request by Mallie Ellen McCarron for a second curb-cut request in accordance with the Town of Barre Highway Ordinance to add a third driveway on property located at 8 Millstone Blvd; Parcel ID: 006/050.27; Zoned high density residential; AU-1800002, with the list of conditions noted below.

- 1) Driveway must be 60' back from stop sign to center of line*
- 2) Limited use- if this changes than the applicant will need to come back to the PC*
- 3) Must take out a driveway permit.*

ZONING AMENDMENT:

Update on the proposed Wilson Industrial Park rezoning

For the last several months the Planning Commission has been discussing rezoning a portion of the Wilson Industrial Park. The change would have taken the portion zone office building retail and made it industrial. Well as I was beginning the process of writing the report, I realized that zone changed has already been done in 2015. I've enclosed the Selectboard's final action on that zone change which was done in conjunction with several other zoning amendments. Not sure why I didn't remember this other than I'm getting old.

ADDITIONAL COMMENTS:

Pierce questioned if the Town maps haven't been updated. Violette states that the maps have not been updated.

Sanborn questioned if the PC wanted to still make suggestions for the covance. Violette states that the Selectboard is expecting those updates and he will include them in the next packet.

MOTION:

No motion was made by The Planning Commission.

APPLICATION FOR CERTIFICATE OF PUBLIC GOOD:

Review application submitted to the Public Utility Commission by BarreCo Corp LLC for the construction of 5 mega-watt battery storage facility at 29 Pitman Road within the Wilson Industrial Park.

Northern Power Systems, doing business as BarreCo Corp LLC has submitted its application to the Public Utility Commission (PUC) for the battery storage project at their site in the industrial park. I've struggled on what the best way to get the packet to you. It is really too big to mail, even in a condensed version.. I have scanned it and can email it to you or I have printed copies that we can figure out how to distribute, I will be in touch. If you want to see the entire application I'd suggest stopping by the office or I'll have it at the meeting Wednesday night. I've also included minutes from both the February and March P.C. meeting where the storage facility was discussed. I believe we have 30-days to submit comments to the this.

ADDITIONAL COMMENTS:

Violette states Northern Power still does not have an investor for this project, which cost 9 million dollars to construct. There is still a good change that this project will not happen.

Sanborn questioned if there was anything we needed to do. Violette states that if the PC wanted to submit comments than this would be the time.

Pierce would like to see a fund put a side for decommissioning. Violette read a letter that was received in the mail which outlined decommissioning fund, looking at the market value every 3 years and adjusting the fund to cover the decommissioning process.

After the letter that was submitted with the decommission plan and talking over the letter, the Planning Commission felt comfortable with the plan moving forward.

MOTION:

No motion was made by The Planning Commission.

ENERGY PLAN:

Continue the discussion on the energy plan and review dropbox file sharing program.

One way or another I will have something to discuss on this matter and hopefully it will be how we all can use dropbox to work on writing the energy plan.

ADDITIONAL COMMENTS:

Violette states that we have been working on drop box in the office trying to figure out how it works. He has asked Elaine to get involved in helping with this. He will continue to work on this over the next month and hopefully have something for the PC to work on next month.

MOTION:

No motion was made by The Planning Commission. The Planning Commission will continue to review the material that was provided by CVRPC and work on incorporating it into the Town Plan.

ADJOURN:

A motion was made by Byron Atwood, seconded by Claire Duke the Planning Commission voted unanimously to adjourn the meeting of June 20, 2018 at 8:30PM.

Respectfully Submitted,

Emily Marineau

Cedric Sanborn, Chair

Byron Atwood

Charlie Thygesen Sr.

George Clain

Chris Violette

Claire Duke

Debra Pierce

