

BARRE TOWN DEVELOPMENT REVIEW BOARD

MINUTES FOR FEBRUARY 10, 2016

The Barre Town Development Review Board held a public meeting & hearing on Wednesday, February 10, 2016 at 7:03 p.m. at the Municipal Offices, Websterville, Vermont

Members Present:

Mark Nicholson, Chair Cedric Sanborn
Charlie Thygesen Greg Richards
Shaun Driscoll

Members Absent:

Jon Valsangiacomo Mark Reaves

Others Present:

Staff Present:

Chris Violette – Planning & Zoning Director

- 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 Driscoll, seconded by Richards, the Development Review Board voted to approve the minutes from January 13, 2016*
- F. NON AGENDA ITEMS (max 10 minutes)
 - G. SUBDIVISION REVIEW
 - 1) PRELIMINARY REVIEW
 - 2) WARNED PUBLIC HEARINGS

APPLICANT:

THYGESEN / GRANGE

Request by Charles & Beverly Thygesen and Perry & Kathleen Grange for a boundary line adjustment for property located off Meadow Wood Drive; Parcel ID 022/024.00 & 022/019.00; Zoned: High Density Residential; P-15000021 / 22

Consultant: Chase and Chase

Date: January 8, 2016

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE, PLANNING OFFICER

This is a warned public hearing (continued from the January meeting) for the purpose of a boundary line adjustment between two neighboring property owners. The subject properties are located off Meadow Wood Drive in a high density residential zone with minimum lot sizes of 1/3 of an acre when municipal sewer and off-site water is used.

The Thygesen lot is around 60 acres in size while the Grange parcel is .33 acres. The proposal calls for .33 acres to go from Thygesen to Grange doubling the size of the Grange lot to .66 acres. The Grange lot would also pick up additional 50 feet of road frontage. Both lots will remain conforming as a result of

the BLA. There does not appear to be any current feature that would be affected by the proposal such as building setback, easements etc.

This request was continued from last month to this month based on the fact the applicants had not arrived at an agreement that would allow transfer off the .33 acres. Mr. Thygesen had not provided the Granges with a purchase price so they were not able to say whether they actually want the .33 acres. Because there was uncertainty surrounding the transfer of the .33 acres, the board felt another month would allow the two parties to discuss the matter and see if an agreement could be put into place.

As of the writing of this report, there is still no agreement in place because according to the Granges they have still not been given a purchase price for the land and as a result are not willing to commit. I guess at this point we will have to see if by the time of the meeting an agreement is in place and act based on that.

The main concern is that if the lot for the BLA is created, it must transfer, it cannot remain a standalone lot and at this point there is no guarantee that it will transfer and be merged.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

Again, without knowing that the Granges are willing to purchase and merge the .33 acres with their homestead, it is impossible to recommend approval of this request. If by meeting time this has been worked out, below are suggested conditions for an approval.

1. To complete this boundary line adjustment, a deed conveying the .33 acres from Thygesen to Grange must be completed within 30 days. Said deed must also clearly state that this land is merged, combined as one lot of .66 acres.
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. An electronic copy of the final approved plan provided to the Planning and Zoning Office within 30-days of final approval.
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:

Thygesen recused from this hearing.

CV provided a brief recap of this continued agenda item.

CV spoke with the Granges and didn't provide a direction on to which way they're going.

Thygesen asked for a one month continuance.

MOTION & RECOMMENDATION:

On a motion by Sanborn, seconded by Reaves, the Development Review Board voted to continue the request by request by Charles & Beverly Thygesen and Perry & Kathleen Grange for a boundary line adjustment for property located off Meadow Wood Drive until March 9, 2016; Parcel ID 022/024.00 & 022/019.00; Zoned: High Density Residential; P-15000021 / 22

DISCUSSION:

CONDITIONS Yes____ No____
MOTION BY: SANBORN

SECOND BY: REAVES

ROLL CALL:

Mark Nicholson YES

Charles Thygesen, Sr. RECUSED

Cedric Sanborn YES

Mark Reaves ABSENT

*Jim Fecteau ___

Jon Valsangiacomo ABSENT

Shaun Driscoll YES

Greg Richards YES

*John Hameline ___

**Alternate Development Review Board Members*

APPLICANT: **THYGESEN / SANBORN & HISLOP**

Request by Charles & Beverly Thygesen and Bruce Sanborn & Pamela Hislop for a boundary line adjustment for property located off Meadow Wood Drive; Parcel ID 022/024.00 & 022/018.00; Zoned: High Density Residential; P-1500023 / 24

Consultant: Chase & Chase

Date: January 8, 2016

STAFF REPORT/REVIEW COMMENTS FROM CHRIS VIOLETTE,
PLANNING OFFICER

This is a warned public hearing (continued from last month) for the purpose of a boundary line adjustment between two neighboring property owners. The subject properties are located off Meadow Wood Drive in a high density residential zone with minimum lot sizes of 1/3 of an acre when municipal sewer and off-site water is used.

The Thygesen lot is around 60 acres in size while the Sanborn/Hislop parcel is .33 acres. The proposal calls for .18 acres to go from Thygesen to Sanborn/Hislop increasing their lot to .51 acres. This BLA would add land to the rear of the Sanborn/Hislop property. Both lots will remain conforming as a result of the BLA. There do not appear to be any current feature that would be affected by the proposal such as building setback, easements etc.

This request was continued from last month to this month based on the fact the applicants had not arrived at an agreement that would allow transfer of the .18 acres. Mr. Thygesen had not provided Sanborn/Hislop with a purchase price so they were not able to say whether they actually want the .18 acres. Because there was uncertainty surrounding the transfer of the .18 acres, the board felt another month would allow the two parties to discuss the matter and see if an agreement could be put into place.

As of the writing of this report, there is still no agreement in place. According to Pan Hislop, Mr. Thygesen has provided them with a purchase price of the land but that the price is well over what they were willing to pay. Unless something changes between now and the meeting, I do not believe this request is going to move forward.

The main concern is that if the lot for the BLA is created, it must transfer, it cannot remain a standalone lot and at this point there is no guarantee that it will transfer and be merged.

SUMMARY OF RECOMMENDATIONS & CONDITIONS:

If in fact no agreement is in place for the .18 acres to transfer by meeting time, I suggest based on the word of Pam Hislop that they weren't going to purchase the property, that the board deny this request without prejudice.

ADDITIONAL COMMENTS:

Thygesen recused from this hearing.

CV stated this situation is the same as the above, recommends a continuance.

MOTION & RECOMMENDATION:

On a motion by Nicholson, seconded by Driscoll, the Development Review Board voted to continue the request by Charles & Beverly Thygesen and Bruce Sanborn & Pamela Hislop for a boundary

line adjustment for property located off Meadow Wood Drive until March 9, 2016; Parcel ID 022/024.00 & 022/018.00; Zoned: High Density Residential; P-15000023 / 24

DISCUSSION:

CONDITIONS Yes _____ No _____
MOTION BY: NICHOLSON
SECOND BY: DRISCOLL

ROLL CALL:

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

**Alternate Development Review Board Members*

3) CONCEPTUAL REVIEW

H. SITE PLAN REVIEW

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

APPLICANT:

ONE BRIDGE STREET

Request by One Bridge Street for major site plan review for the proposed construction of a 6000 sq. ft. commercial building with parking and erosion control on property located off Bridge Street; Parcel ID 030/027.00; Zoned: Highway Commercial; SP-15000005

Consultant: Chase & Chase

Date: January 8, 2016

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

This is a warned public hearing (continued from last month) for the second of two required hearings for the review of a major site plan. The first hearing was held in December and moved to January for the second hearing. Generally the plan met with approval of the board with the biggest issue centered on ensuring a second access from the site. The applicant has met with VTrans to discuss an access out to South Barre Road (Rt. 14) and had a partial traffic study completed. However, as you can see below in the email from Mr. Olesky, the applicant is asking for another continuance to the March 9, 2016 meeting.

Hi Chris,

We've recently had an independent outfit complete a partial traffic study at AOT's request and are hopefully nearing a point where AOT can sign off on the ROW Work Permit. With that said, I doubt we'll have everything we need in hand prior to Feb. 3rd to get on the DRB agenda for Feb. 10th.

Could you please further continue us to the March agenda? We should be able to get you the revised plans and AOT's blessing by the end of February. If this is a problem, or you have any questions, please let me know.

Jeffrey Olesky, P.E.

Wilson Consulting Engineers, PLC
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Email: jolesky@wce-co.com

CV's SUMMARY OF RECOMMENDATIONS & CONDITIONS:

With the applicant seeking a continuance, I recommend the board grant it to date certain March 9, 2016 DRB meeting.

ADDITIONAL COMMENTS:

CV gave a brief update and recommends a continuance.

MOTION & RECOMMENDATION:

On a motion by Sanborn, seconded by Thygesen, the Development Review Board voted to continue the request by One Bridge Street for major site plan review for the proposed construction of a 6000 sq. ft. commercial building with parking and erosion control on property located off Bridge Street until March 9, 2016; Parcel ID 030/027.00; Zoned: Highway Commercial; SP-15000005

DISCUSSION:

CONDITIONS Yes ___ No ___
MOTION BY: SANBORN
SECOND BY: THYGESEN

ROLL CALL:

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

**Alternate Development Review Board Members*

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 Driscoll, the Development Review Board voted to adjourn the meeting of February 10, 2016 at 7:20 p.m.

Respectfully Submitted,

Heidi Bennett

Mark Nicholson, Chair

Cedric Sanborn

Charlie Thygesen Sr.

Mark Reaves

Shaun Driscoll

Jon Valsangiacomo

Greg Richards

Jim Fecteau

John Hamelin

DRAFT