

## BARRE TOWN DEVELOPMENT REVIEW BOARD

# MINUTES FOR JANUARY 14, 2014

The Barre Town Development Review Board held a public meeting & hearing on January 14, 2014 at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

### **Members Present:**

Mark Nicholson, Chair  
Jon Valsangiacomo  
John Hameline

Charlie Thygesen  
Shaun Driscoll

### **Members Absent:**

Mark Reaves

Greg Richards

### **Others Present:**

Robert Townsend  
Al Monty  
Art Shields

Michael Curtis  
George Abrams  
Lauren Demers

### **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**

Conceptual by George Abrams will be presented.

**E. APPROVE MINUTES**

*On a motion by Sanborn, seconded by Hameline, the Development Review Board voted to approve the minutes from the November 12, 2014 meeting.*

**F. NON AGENDA ITEMS (max 10 minutes)**

## G. SUBDIVISION REVIEW

### 1) PRELIMINARY REVIEW

**APPLICANT:                   MONTY**

**Request by Al Monty for preliminary approval of a 2-lot subdivision with minor road extension for property located off of Lemay Drive; Parcel ID 008/023.00; Zoned: High Density Residential; P-15000001**

Consultant:    American Consulting

Date:            January 9, 2015

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

This is a preliminary request for a two lot subdivision of land that also includes a short extension of a Town Road. The subject parcel is located off Lemay Drive in a high density residential zone where municipal sewer is available but potable water is onsite. The general area of this proposed subdivision is predominantly residential on medium sized lots.

The applicant currently has a parcel just under 50 acres that is undeveloped. The parcel is identified on the submitted plans as remaining land. This parcel has previously been subdivided numerous times including the Buena Vista development. Previous subdivisions are noted on the plans. The lot number (55) of the new lot is sequential with the previous subdivision.

The new lot being proposed, as just mentioned, is labeled as lot 55 and is shown to be 8.9 acres in size. The lot will be accessed from the end of Lemay Drive. Lemay Drive is proposed to be extended by 135 feet. The extension of the road allows the new lot to have the required 110 feet of road frontage. The proposed new lot will be development in the future with a residential use utilizing municipal sewer with a pump station; potable water will be a drilled well. Power will be provided over head to the end of Lemay Drive and then underground to the homestead site.

The remaining land will reduce in size from 49.7 acres to 40.8 acres. Access to the remaining land will remain the same which is 50 feet of frontage off the end of Lemay Drive. The remaining land remains undeveloped.

The applicant also has a 14.7 acre lot that's access is provided off the end of Lemay Drive over the remaining land. The homestead lot does not currently have road frontage. The extension of Lemay Drive however will provide the applicant's homestead lot with 110 feet of road frontage.

While the subdivision aspect of this proposal is fairly straightforward, the short extension of the Lemay Drive makes it a bit less simple. The plans do not show a lot of information regarding the road extension other than it will encompass about 6,750 square feet of land coming from the

remaining land (which will reduce the remaining land size slightly). Town Engineer Harry Hinrichsen will provide more information regarding the Road extension. In any case, the applicant will need to get Selectboard approval for the road extension in between preliminary and final DRB review.

**REVIEW COMMENTS FROM HARRY HINRICHSEN,  
TOWN ENGINEER**

I have reviewed the proposed subdivision and have several comments regarding the proposal.

The parent parcel of 49.8 acres is to have a proposed lot of 8.9 acres and a road of 0.15 acres deducted from it. This reduces the parent parcel to 40.65 acres. The reduction would be even greater if there additional square footage deducted for the hammerhead for the plow easement.

The road extension can be looked at as a straight section of road or it could be construed to need a hammerhead to the right. My position is that the road could likely be extended in the future. If the road is not extended, the plow easement in favor of the Town that is there now on Monty's land should stay as part of the land on Lott #55 at the very least.

There will need to be a waiver of scale for the cover sheet to stay at 1" = 200'.

There will need to be existing utility poles shown on Lemay Drive.

Additional abutter information will be needed as there about 18 more abutters than those shown. Final road extension acceptance will require a plan and profile for the street extension.

The extension will need to go to the Select Board for review and approval prior to final plan approval.

The actual final details for the hammerhead and/or plow easement will need to be worked out prior to final plan approval. The plans are currently showing a hammerhead easement of about 25' x 55' for the plow easement. This could be part of Lot 55 so no deduction would be needed.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

**ADDITIONAL COMMENTS:**

CV provided a summary of this agenda item.

Per Townsend a grinder pump will used to pump to manhole.

Lauren Demers – 17 Lemay Drive; asked about the sewer line, Townsend stated it will follow the property line into Lemay Drive. Asked about the power, Townsend said it will be underground to the house, with a new pole.

Sanborn asked where Lemay Drive ends; Monty stated that the line is where road narrows from 22' to 13'.

Sanborn asked about the hammerhead; Monty stated that they're using the existing.

Sanborn asked how many poles are needed; Monty stated two, which will be in the woods, underground to the house. Monty stated that GMP prefers to go overhead.

Applicant needs Selectboard approval before final DRB hearing.

**MOTION & RECOMMENDATION:**

*On a motion by Sanborn, seconded by Driscoll, the Development Review Board voted the request by Al Monty for preliminary approval of a 2-lot subdivision with minor road extension for property located off of Lemay Drive; Parcel ID 008/023.00; Zoned: High Density Residential; P-15000001*

**DISCUSSION:**

CONDITIONS Yes\_\_\_\_ No\_\_\_\_

MOTION BY: SANBORN

SECOND BY: DRISCOLL

**ROLL CALL:**

Mark Nicholson YES

Charles Thygesen, Sr. YES

Cedric Sanborn YES

Mark Reaves ABSENT

\*Jim Fecteau \_\_\_\_

Jon Valsangiacomo YES

Shaun Driscoll YES

Greg Richards ABSENT

\*John Hameline YES

*\*Alternate Development Review Board Members*

2) WARNED PUBLIC HEARINGS

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. CONCEPTUAL**

**Windy Wood Housing LLC**

Shields presented a new layout with an second ingress/egress coming off of Windy Wood Road; the DRB is not in favor and would like to see the exit onto Lague.

Sanborn wants the back door road.

Charlie thinks the development looks better with a way in and out. Asked if Windy Wood Housing did a study on lights; Shields stated that as a result of their ACT 250 permit, they must monitor traffic at the intersections, especially Windywood and Hill Street. If it is determined in the future that a light is needed, Windy Wood Housing will have to participate financially to have them installed.

**George Abrams**

Has two houses on one lot and he would like to subdivide. Neither lot would be conforming. Abrams is asking if the DRB would consider allowing him to subdivide.

Parking for the duplex on McHugh could be an issue.

If subdivided, the lots would fall in line with the character of the neighborhood.

The DRB stated that parking needs to work in order to subdivide.

**N. FOLLOW-UPS**

**O. CORRESPONDENCE**

STATE  
TOWN  
MISCELLANEOUS

**P. ROUNDTABLE**

**Q. ADJOURN!**

*On a motion by Valsangiacomo, seconded by Sanborn, the Development Review Board voted unanimously to adjourn the meeting of January 14, 2015 at 7:52 p.m.*

Respectfully Submitted,

Heidi Bennett

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Mark Nicholson, Chair

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Cedric Sanborn

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Mark Reaves

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Jon Valsangiacomo

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Jim Fecteau

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Charlie Thygesen Sr.

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Greg Richards

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John Hamelin