

# BARRE TOWN DEVELOPMENT REVIEW BOARD

## MINUTES FOR MARCH 11, 2015

The Barre Town Development Review Board held a public meeting & hearing on **Wednesday, March 11, 2015** at 7:00 p.m. at the Municipal Offices, Websterville, Vermont

### **Members Present:**

Cedric Sanborn	
Mark Reaves	Jon Valsangiacomo
John Hameline	Shaun Driscoll
Greg Richards	Charlie Thygesen

### **Members Absent:**

Mark Nicholson, Chair

### **Others Present:**

Greg Lord	John Lyon
Nancy & Peter Compo	Jeff Blow

### **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 - NONE**
- E. APPROVE MINUTES**

*On a motion by Reaves, seconded by Driscoll, the Development Review Board voted unanimously to approve the minutes from the February 11, 2015 meeting with changes.*

- F. NON AGENDA ITEMS (max 10 minutes)**
- G. SUBDIVISION REVIEW**
  - 1) PRELIMINARY REVIEW
  - 2) WARNED PUBLIC HEARINGS

**APPLICANT: WILKINS ENTERPRISES, INC**

**Request by Wilkins Enterprises, Inc. for a 2-lot merger for properties located at 663 and 647 South Barre Rd; Parcel ID's 026/005.00 & 026/006.00; Zoned: Highway Commercial; P-15000002/3**

Consultant: Richard W. Bell Land Surveying, Inc.

Date: March 6, 2015

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

This is a warned public hearing for the purpose of merging two existing contiguous lots into one lot. The subject parcels are located along South Barre Road just beyond Laroche Towing. The zoning in this area is highway commercial with minimum lot size of 1 acre and 200 feet of road frontage. The character of the area is mostly commercial on medium sized lots with residential nearby as well.

The applicant currently owns or has interest in three parcels of land along South Barre Road adjacent to each other. One parcel, 026/005.00 is 1.64 acres in size and is owned by Wilkins Harley Davidson, Inc. To the South is parcel 005/133.03 which is 1 acre in size and is home to Vermont Quick Lube. To the North, parcel 005/006.00 is 1.65 acres and was recently purchased by Wilkin Enterprises, Inc. and was formerly home to a pet supply store. The parcels subject to this request are 026/005.00, the Harley lot and 026/006.00 the former pet supply store.

The proposed merger consist of taking the Harley lot of 1.64 acres and merging it with the pet store lot of 1.65 to create one lot of 3.29 acres. Combined the lots will have around 600 feet of road frontage. Both lots are currently served by municipal water and sewer. Each lot has independent access to South Barre Road (VT Rt. 14).

This merger application is one of two on the same agenda. The combined parcel will be reviewed for site plan approval which ultimately will turn the former pet supply property into parking for the Harley property.

Plans appear to be mostly acceptable. I would like to show South Barre Road as the name of the road either instead of Vermont Route 14 or in addition to it. The applicant will have to complete the merger by creating a merger deed under common ownership. A copy of the proposed deed should be available before final approval is granted. These lots were subject to previous subdivisions and or boundary line adjustments each of which appear to be indicated on the plans. I'm not sure why previous BLA's where property lines have long since been abandoned need to be shown on the plans.

**SUMMARY OF RECOMMENDATIONS & CONDITIONS:**

I recommend approval of this request subject to the following proposed conditions:

1. Final plans shall reflect the road as being South Barre Road.
2. Remove reference to previous abandoned lines. Only show the one currently separating the two subject parcels.

3. A merger deed clearing indicating that the subject parcels are now one undivided parcel needs to be recorded in the land records of the Town of Barre within 90 days of approval.
4. 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.
5. 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.
6. An electronic copy of the final plan shall be submitted to the Planning Office within 30-days of approval unless a request to extend is made and approved by staff.
7. 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.
8. Failure to comply with any conditions as stated herein, could lead to nullification of this subdivision.

**ADDITIONAL COMMENTS:**

CV gave a summary of this merger.

Greg Lord provided no further testimony.

**MOTION & RECOMMENDATION:**

*On a motion by Reaves, seconded by Driscoll, the Development Review Board voted to approve the request by Wilkins Enterprises, Inc. for a 2-lot merger for properties located at 663 and 647 South Barre Rd; Parcel ID's 026/005.00 & 026/006.00; Zoned: Highway Commercial; P-15000002/3; Approval is subject to conditions 1 – 8.*

**DISCUSSION:**

CONDITIONS Yes X No     

MOTION BY: REAVES

SECOND BY: DRISCOLL

**ROLL CALL:**

Mark Nicholson ABSENT

Charles Thygesen, Sr. YES

Cedric Sanborn YES

Mark Reaves YES

\*Jim Fecteau     

Jon Valsangiacomo YES

Shaun Driscoll YES

Greg Richards YES

\*John Hameline YES

*\*Alternate Development Review Board Members*

3) CONCEPTUAL REVIEW

H. SITE PLAN REVIEW

- 1) PRELIMINARY REVIEW
- 2) WARNED PUBLIC HEARINGS

**APPLICANT: WILKINS ENTERPRISES, INC**

**Request by Wilkins Enterprises, Inc. for major site plan review for the proposed construction of a 6120 sf (51' x 120') addition to an existing commercial building, with parking lot expansion, drainage and landscaping on property located at 663 South Barre Rd; Parcel ID 026/005.00; Zoned: Highway Commercial; SP-15000001.**

Consultant: EF Wall

Date: March 6, 2015

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

This is the first of two warned public hearings for the purpose of major site plan review. The applicant is seeking to construct a 6,120 square foot addition to their existing commercial building, construct a 32'x32' pavilion, new parking spaces, green space, and landscaping. The subject parcel is located in a highway commercial zone on 3.29 acres (see merger of lots previous on this agenda) along South Barre Road which is also known as Vermont Route 14. The use in this location is mixed between commercial and residential.

Assuming approval of the merger earlier on this agenda, the current lot includes the main building for the Harley Davidson dealership at 12,000sf, a 4,800sf building that most recently was a pet supply store (before that a mini-mart/gas station), 1,200sf storage building, a 450sf shelter, and a 660sf gasoline canopy. The lot also includes extensive paved and gravel parking areas. Municipal water and sewer serve both main buildings. Access is provided by way of what amounts to three curb-cuts.

The proposed site plan shows a 6,120sf addition to the existing Harley Davidson building. The 4,800sf former pet supply store building will be raised along with the storage building and the gasoline canopy. As mentioned the section of the lot where the pet supply store is was once a mini-mart gas station. I'm not sure what the status of the fuel tanks is. Not sure if they've been removed but I assume they either have or will be. The fuel pumps are gone.

Most of the former pet store part of the property will be made into parking. Landscaping is also shown on the submitted plans. It appears as though provisions are proposed for storm water runoff. I assume a state storm water permit is or will be applied for. No specific detail is provided. Access is altered and relocated to one area in the center of the property. State permitting will be required for that as well.

**Below are the review standards, and my comments, for site plan approval in accordance with Article 5, section 5.6 (F)**

**1. The proposed land development as it complies with or compliments the policies, regulations, standards, and goals of the Town's Zoning Bylaw and its most recently adopted Town Plan;**

The proposal complies with both the Town's Zoning Bylaw and the Town Plan as a commercial use in a highway commercial zone. The Town Plan supports the project in several ways including economic development and in improving aesthetics.

**2. The convenience and safety of vehicular movement within the site, and in relation to adjacent areas of vehicular movement. This includes consideration of access management in regards to entrances and exits for the subject site;**

The proposal significantly changes the current traffic pattern and movements within the site. A new entry and exit will be incorporated into the center of the property with traffic flow being direct one way both to the North around the parking lot and to the South around the existing building. Access management is improved with this proposal pending AOT permitting.

**3. The convenience and safety of pedestrian movement within the site, and in relation to adjacent areas of pedestrian movement. Also included for consideration is the relationship to any pedestrian access deemed necessary for adjacent properties and along public roads;**

Plans do not show any real accommodations for pedestrian traffic once on site. Pedestrians will share the parking lot however given the nature of the business I would expect conflict with pedestrians to be minimal.

**4. Storm water and drainage to insure adequate consideration of storm water runoff and drainage issues in order to minimize the impacts of any development project on the adjacent property, the environment, and the Town. The applicant shall bear the responsibility for obtaining and meeting any and all permitting requirements of the appropriate state agency. The Town Engineer shall review the storm water runoff and drainage plan and shall approve the site plan and sign off on the design before the project may be approved;**

Other than showing an area reserved for a retention pond and a swale, no real stormwater drainage plan is shown. More detail would likely be helpful during the presentation to better understand how stormwater is being mitigated.

**5. The protection of historic or natural environmental features on the property under review, as well as on the adjacent areas;**

There is no known historic features with regard to this site. This site has been used commercially for some time. Much of the land is filled land from years ago. There have been environmental concerns with regard to contaminants from the gasoline use. This site is or was on the States list of hazardous sites. More information as to the current status during presentation would be helpful.

**6. The impact of new development on public utilities such as water and sewer infrastructure and on other users/consumers;**

Both the Wilkins Harley Davidson location and the former pet store location have existed for quite some time at this location. Both are or have been serviced by municipal sewer and water. Removal of the pet store building will reduce sewer allocation by at least one equivalent unit if not two. No other impact on public utilities is anticipated.

**7. Signage that meets or exceeds the criteria established in this Bylaw, Article 7, Sec. 7.5.**

Plans are not clear as to whether there will be any additional signage.

**8. The utilization of renewable energy resources;**

Plans do not indicate that any renewable energy resources are being proposed.

**9. Landscaping and/or screening to assist in mitigating undue impact of the proposed land development upon neighboring landowners;**

The plans show eight unspecified species of trees being planted. No other landscaping is shown.

**10. The adequacy of parking as well as loading and unloading facilities including their impact on surrounding traffic patterns, in accordance with the provisions established in Article 3, Sec. 3.6 of this bylaw.**

Plans show extensive new parking lot being created. The addition to the building will impact several parking spaces but many are added to the North. The plans show 92 parking spaces being provided and that 93 are required based on a building of 18,511sf. Parking lots will be paved and lighted.

As indicated above, the plans show that the project will be short one parking space. The business has received a deviation from parking requirements in the past because of the nature of the business being so motorcycle based. The proposed plan probably comes closer to meeting the standard than before. I believe parking is adequate as shown.

No new loading or unloading areas are indicated on the plans.

In the end, two existing commercial properties are turned into one. So while losing the commercial property may be a negative, another is improving and the site plan shows a considerable enhancement to the aesthetics in this area of Town. The new landscaped parking area and green space that is likely to be created should be a plus.

The plans do leave some questions with regard to some of the site plan criteria but this is only the first of two public hearings and I'm sure the applicants can provide more detail.

**ADDITIONAL COMMENTS:**

CV stated that the existing gas tanks have been removed and this site has a clean bill of health from the State of Vermont.

CV stated that most of the former store lot will be made into parking.

CV stated that number 2 is because the owners will be abandoning the existing three entrances in favor of one in the center of the lot.

CV stated that Greg Lord can expand on the stormwater plan.

The parking scheme shows one less parking spot than required.

Greg Lord stated that there will be a pathway for people to cross the street.

Lord stated that the wastewater system will be finalized by the next meeting.

Lord stated that the front of the building will be retail and the back will be parts. The entrance will not change.

Lord stated that a landscaping plan will be available by the next meeting with some type of road frontage feature.

Lord stated that free standing sign will be relocated to the new entrance, proposing no new signage.

Valsangiacomo inquired about lighting; Lord stated that there are 6 pole mounted lights in the new parking area done according to ACT 250.

Hameline asked about the pavilion; Lord said there will be lighting in the ceiling area with electrical service.

Hameline asked if there will be late night events; John Lyon stated maybe once a year, there are not a lot late night events.

Sanborn asked if the lights will be LED; Lord stated yes.

Lyon stated this is adding on more retail, parts storage and office space. They plan to hire 4-5 more employees.

Sanborn stated the requirement is a parking space for every 200 sf, but there's a condition that if you provide for the space, you may not have to build it.

Wilkin stated the plan is to pave the parking lot, especially for training.

Sanborn reminded the applicants about landscaping.

Hameline asked if the current sign is lit; Lyon stated that it is lit on a timer.

Nancy Compo, 670 S Barre Rd, stated that a truck cannot back up in the parking lot; Lord showed how the delivery truck will maneuver.

Compo asked why the entrance is where it is and not more north; Lord stated it the location is functional.

Compo stated there isn't enough parking shown with only 88; Lord stated there are 92 parking spots listed.

Compo stated the events are out of control, with the amount of motorcycles and drinking.

Compo would like to see something done about the noise.

Compo stated that she's never seen the tanks removed from the gas station and would like to see the testing report; Lord stated that it's all public record and the site was given a clean bill of health.

Thygesen asked if there will be curbing on the inside; Lord stated only at the entrance.

**MOTION & RECOMMENDATION:**

*On a motion by Thygesen, seconded by Reaves, the Development Review Board voted to grant preliminary approval for the request by Wilkins Enterprises, Inc. for major site plan review for the proposed construction of a 6120 sf (51' x 120') addition to an existing commercial building, with parking lot expansion, drainage and landscaping on property located at 663 South Barre Rd; Parcel ID 026/005.00; Zoned: Highway Commercial; SP-15000001. Next hearing is scheduled for April 8, 2015*

**DISCUSSION:**

CONDITIONS Yes \_\_\_ No \_\_\_  
MOTION BY: THYGESEN  
SECOND BY: REAVES

**ROLL CALL:**

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

*\*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 Valsangiacomo, seconded by Driscoll, the Development Review Board voted unanimously to adjourn the meeting of March 11, 2015 at 8:30 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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