

Planning commission

Minutes

May 6th, 2019

7:05 pm

Introductions – present

Alisha Larocque ZA/PC

Melissa Manson PC chair

Aaron Forbes PC

James Consetino (joined late but still attended)

Public attendance-Benjamin Adams, Amanda Adams, Casey Adams, Terri Adams, Taylor Newton NRPC staff, Peter Manosh, Donna Manosh, Leroy Hughes, Etta Hughes, Andrew Hughes, Tiffany Cassidy, Ethan Goldhagen, Martina Leclerc, Luke Howrigan

Steering Committee- Peter Burns, Harry Goldhagen, Demetrius Bolduc

Address changes to the agenda

Move item #4 to end of agenda pending attendance of applicant Luke Howrigan.

#1 Peter Manosh-299 Egypt Road- single family residence of 2 of the 3 bedrooms approved in wastewater permit we-6-3508. Project site meets setback requirements of the agricultural/rural residential district. Peter has removed the deteriorated structures from the parcel, including the house and barns. The purposes dwelling would construct a new drive to the purposed dwelling. Applicant was informed of the driveway requirements and received a copy of the sign off sheet. Applicant plans to keep agricultural practices active on the parcel, goal of vineyard on site. Applicant expressed they intend to keep utilities connecting to the house buried where ever possible. Written prof of why this requirement cannot be meet shall be submitted to the ZA if not able to meet this requirement. The applicant shall follow up with DEC wastewater to make any necessary adjustments to the current approved WWP since the location of the house site is being suggested 75 off the identified location on the WWP. Melissa Motioned to approve with the conditions above. Aaron seconded. All in favor. -Chris Cassidy was recognized as an interested party on this permit.

#2 Leroy Hughes- 403 Pion Road- single family residence. LeRoy is requesting a single-family dwelling on the parcel, there are currently two mobile homes on this parcel. The one known as “Aunt Pearls” will be removed and the other will be removed and replaced by the new dwelling. This dwelling will be build with the presumptive approach within existing footprint, connecting to preexisting wastewater system and drilled well. (Established in 1990’s) no signs of failure have been reported by the land owner, or health inspector. Nor were any objections from notified abutters. Applicant will be installing a four-foot frost slab prior to installation of new dwelling. Floor plan and approximate sq ft to be submitted to ZA. Fee is assed by sq ft. Aaron Forbes motioned to approve with conditions listed above. Melissa seconded. All in favor.

#3 Benjamin Adams- 1153 Metcalf Pond Road- single family dwelling- Requesting a permit for a single-family residence of 2 of the 3 approved bedrooms in the wastewater permit WW-6-2802-1. Wastewater permit needs to be updated to reflect the subs divided lot as current WWP refers to second dwelling on 24.5+/- acre parcel. Applicants intend on placing a 4ft frost slab prior to installing the new house. Thomas Howrigan is recognized as an interested party on this permit.

Applicant will need to keep utilities buried, if not possible, then written documentation needs to be submitted to the ZA. Frost slab required. WWP needs amending. Melissa motioned to approve with conditions as listed above. Aaron Seconded. All in favor.

#4 Martina Lecerc- 2572 Route 36-Home Occupation- Home catering with takeout. The applicant recently meet with Zoning Administrator Alisha LaRocque, who advised that she connect with Vtrans, Vermont Dept of Health and DEC. Martina did her diligence and submitted copies of the correspondence to the ZA. Who shared it with the board. The service would not be seasonal, Italian cuisine. The documents shared with the board, supported the application, some suggestions that VTrans would consider if a 1111 permit was needed, would be beneficial to the traffic nature of Route 36. The board discussed the current bylaws pertaining to home occupation, restaurants, and signage. The decided to table the permit request until a later time.

Luke Howrigan- 562 Metcalfe Pond Road- Single Family Residence 4bedroom as approved in ww-6-3422 wastewater permit. This parcel was recently subdivided in the Fall of 2018. 7.441 acre lot was created in the field. Alisha inquired if the remaining portion of the field will continue in agricultural use, Luke confirmed it will. The house will include a garage. Driveway is pre-existing farm entrance. Upgrades will be made to the drive. James Consitenio motioned to approve, Aaron seconded. All in favor.

#6Public Comments- No public comments were made regarding these permits.

#7 Subdivision and Zoning Bylaws- Working with Taylor Newton of NRPC revusing and updating the bylaws, to reflect the town plan, and follow state statute regarding zoning and development. Taylor presented a draft to the board, directed them to changes made on regarding PUDs. Alisha suggested PUD be added to table 4.1.

Street trees referred on page 39 Suggestion to include reference to page 75.

Correction submitted for spelling of warranty (rather than warrantee) on page 45. Suggestion approved. Went over table 4.1, major discussions regarding restaurants out side the village districts. Peter B asked the board "If you approve restaurants why not other types of establishments, such as lodging, or retail". James C stated that route 36 is an ideal stretch of land that would offer suitable locations for such establishments, that restaurants bring a sense of community and welcoming to the town. Melissa M mentioned that if a request was made for one at a less appropriate site location, we would have to opportunity to address it in conditional use review, that the location should play an obvious role in determining if the use is appropriate to the nature of its surroundings. It would not be a guarantee that any road would host a restaurant adequately. Harry G made mention of concern of road congestion during peak operating hours which usually mirror peak traveling times.

Moving on to boundary adjustments and subdivisions, reviewed current methods, to new methods, board and ZA agree the new methods seem most appropriate.

Discussion of submitting bylaws for approval from select board, the language will need to be changed in the subdivision section. Otherwise the board will select a hearing date at a future meeting.

Aaron Forbes requested executive session to discuss board member vacancies.

A.LaRocque motioned to end executive session and move to deliberative session-

Review of Martina Leclerc home occupation, the request fits the current home occupation standard, the option to serve food does not necessarily make it a restaurant. The board felt the driveway access on West Street is concerning and the u shaped drive does not met Vtrans standards, or Town standards, though it is a pre-existing drive the permit request allows conditions to be set for approval. Alisha

moved to consider the suggestions that vtrans would apply if it was a 1111 permit, more specifically the closer of the westerly drive, as it connects directing to an intersection (West Street and Route 36), The only portion of the drive that shall be used to access the home occupation will be the easterly drive that is located on Route 36. The nature of the food service must maintain compliance with the current regulations and any and all expansions that would take it out of compliance will require a new conditional use review. Aaron motioned to approve with the conditions mentioned above, James seconded, All in Favor.