

DEVELOPMENT REVIEW BOARD

PRELIMINARY MINUTES

July 13, 2020

MEMBERS PRESENT:

Phil Carter, Chairman
John Boehrer

Julie Bowyer
Julie Nicoll

Doug Sheehan

STAFF PRESENT:

Barbara Davis

Rose Goings, by phone

OTHERS PRESENT:

Scott Baitz
Jean Beebe
Thomas Beebe
Ned Bowen
Paul Carocchio

Bill Davis
Brian Glynn
Scott Kilgus
Frank Provence
Rich Radonis

Gary Rapanotti
Jean Stasz
Fred Wilson
Lisha Klaiber, Recorder
Eric Chattergee– Okemo Valley TV

I. CALL TO ORDER

1. Meeting opened at 6:00 p.m. by Chairman, Phil Carter.
2. Phil Carter asked for a moment of silence in respect of the passing of Robert Gilmore. Mr. Gilmore was a long time member of the Trustees and will be missed.
3. Phil Carter welcomed Julie Bowyer to the board.

II. OPEN THE RECESSED PUBLIC HEARING FOR SUMMIT DISTRIBUTING, LLC

1. Phil Carter advised that this hearing is an application to amend the Conditional Use permit and for Flood Hazard Review for the redevelopment of an existing retail motor fuel outlet, including the razing of the auto parts store/service garage and addition of a two (2) additional fuel dispenser island. The existing convenience store will be updated and the front entrance will be relocated. The proposed location of the dumpster and enclosure is located in the Special Flood Hazard Area. The property is located at 129 Main Street in the Village Residential Commercial District. This hearing was recessed from the March 9, 2020 meeting and the June 8, 2020 meeting. He advised that the applicants do not have the necessary documents. He said that this board will not be meeting in August and suggested that this hearing be recessed until the September meeting.
2. **MOTION by Phil Carter and seconded by Doug Sheehan to recess this hearing until the September meeting. Motion passed unanimously.**

III. OPEN THE PUBLIC HEARING FOR WILLIAM AND SARAH ROCHA

1. Phil Carter advised that this is an application to consider an amendment to a Conditional Use Permit, expanding of a non-compliant structure, replacing stone steps with wooden steps leading to the lake. The project is located at 83 North Shore Drive in the Lakes District.
2. Julie Nicoll advised that this is application 483-20-CU. Posted in the Town Hall bulletin boards and the Post Office Bulletin Board and on the website June 16, 2020, advertised in THE

VERMONT JOURNAL on June 24, 2020 and abutting property owners were notified on June 16, 2020. She advised Scott Kilgus is here as agent for the property owners.

3. Phil Carter administered the oath to all (Scott Kilgus) wishing to speak at this hearing.
4. Scott Kilgus said the applicant would like to replace the existing stone steps down to the lake with wood steps. The slope is steep and wood steps with a railing will be safer. The applicants have young children. Wood steps will be easier and safer to walk on.
5. Phil Carter referred to the drawing provided. He noted that there is one 9' x 6' landing and a final landing of 6' x 6' at the bottom.
6. Julie Nicoll asked if there is a railing there now.
7. Scott Kilgus said no, they will add a railing with the wood steps.
8. Phil Carter asked if they will be removing the stones.
9. Scott Kilgus said if they need to, they will. They will probably get them out of there.
10. John Boehrer asked if they have landings now.
11. Scott Kilgus said no. He said that about 50 feet over, there is a landing that is almost identical to the one they want to build. He said it is shown on the drawing.
12. Phil Carter said that this application is an expansion of a non-compliant structure and falls under Section 430 of the Zoning regulations.
3. **MOTION by Julie Nicoll and seconded by Doug Sheehan to close. Motion passed unanimously.**

IV. **OPEN THE PUBLIC HEARING FOR BRIAN GLYNN**

1. Phil Carter advised that this hearing is an application to subdivide a 64 acres lot into 2 parcels. The property is located at 169 Godfrey Road in the Town Residential District.
2. Julie Nicoll advised this is application is SUB20-012. Posted on the Town Hall bulletin boards and the Post Office Bulletin Board and on the website June 16, 2020, advertised in THE VERMONT JOURNAL on June 24, 2020 and abutting property owners were notified on June 16, 2020. She advised that Brian Glynn is here.
3. Phil Carter administered the oath to all (Brian Glynn) wishing to speak at this hearing.
4. Brian Glynn advised this is part of an estate plan. They will subdivide a 64 acres lot into 2 lots. The existing house will be on the 3 acre plot and the balance will be 61 acres.
5. Phil Carter referred to the application and noted that the property owner is listed as Blackberry Hill Farm. It also shows 29 additional acres.
6. Brian Glynn said that is not part of this.
7. Julie Nicoll asked about the ROW through the property.
8. Brian Glynn said on the map, it is Godfrey Road.
9. Phil Carter asked how you access the 29 acres.
10. Brian Glynn said it is on Godfrey Road.
11. Phil Carter referred to the map and noted that Godfrey Road leads to the house with a 20 foot ROW. He asked how they access the 29 acres.
12. Brian Glynn said from Soapstone Road.
Phil Carter asked if they are creating another piece.
13. Brian Glynn said it already exists.
14. Phil Carter noted that it would then be considered as grandfathered. He clarified that Godfrey Road has a driveway/ROW that is 20 feet wide and leads to the 3 acres parcel with the existing house.
15. Brian Glynn said yes.
16. **MOTION by John Boehrer and seconded by Doug Sheehan to close this hearing. Motion passed unanimously.**

V. **OPEN THE PUBLIC HEARING FOR BALLARD-HOBART POST #36**

1. Phil Carter advised that this hearing is an application to subdivide a 2.54 acres lot into 3 lots. The property is located at 81High Street in the Village Residential Commercial District.
2. Rose Goings advised this is application is SUB20-011. Posted on the Town Hall bulletin boards and the Post Office Bulletin Board and on the website June 16, 2020, advertised in THE VERMONT JOURNAL on June 24, 2020 and abutting property owners were notified on June 16, 2020.
3. Phil Carter administered the oath to all (Gary Rapanotti, Jean Stasz, Tom Beebe, Bill Davis) wishing to speak at this hearing.
4. Gary Rapanotti advised that he had spoken to Rose Goings and submitted a new map without the house.
5. Phil Carter said this would be new evidence and said the other map should be disregarded.
6. Gary Rapanotti referred to the drawing that was provided and noted that the new lots will be:
 - a. Lot #1 - .96 acres.
 - b. Lot #2 – will be .73 acres with a 35’ ROW from Dug Road at the end of High Street
 - c. Lot #3 – will be .85 acres
7. Doug Sheehan asked if they will exit via Dug Road.
8. Gary Rapanotti said yes. He said that he met with Ron Tarbell and they verified that the turning radius will be enough for emergency vehicles.
9. Phil Carter asked if the accesses to lots 1 and 2 are the same. He asked if lot 2 accesses across lot 1. He advised that the letter from Fire Chief Kolenda said that the lower lot must exit on Dug Road, a one-way street.
10. Gary Rapanotti said he is not sure where the end of High Street is and the one-way road starts.
11. Rose Goings said there may be an access permit for a change of use on the town garage. The bottom lot may only exit to the right.
12. Phil Carter said that lot #3 is the lowest and that they are working with Ron Tarbell. He said that based on the drawing, it looks like it is accessed from High Street with a ROW.
13. Gary Rapanotti said that Ron Tarbell wants a large turning radius.
14. Bill Davis said that the letter from Police Chief Billings also required signs to warn of vehicles entering roadway.
15. Gary Rapanotti said that is already on the map as Hidden Driveways.
16. Phil Carter noted that Chief Billings’ letter also requires a 25 MPH sign at the start of Dug Road.
17. Gary Rapanotti said he will work that out with the chief.
18. Julie Bowyer noted that Lots 1 and 2 share a driveway that exits onto High Street.
19. Bill Davis said that is already there.
20. Jean Stasz asked if the 35’ ROW would be gravel. She is concerned about dust.
21. Gary Rapanotti said that would be up to the property owners.
22. Tom Beebe asked why there are no tests on the old property.
23. Phil Carter explained that that is not part of this hearing. This is just for the subdivision.
24. Rose Goings said that would be a question for the Regional Planning Commission.
25. Tom Beebe asked about utilities easements.
26. Phil Carter said that is not part of this hearing.
27. **MOTION by John Boehrer and seconded by Doug Sheehan to close this hearing. Motion passed unanimously.**

VI. **OTHER BUSINESS**

1. There was none.

VII. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from March 9, 2020 and June 8, 2020.
2. March 9, 2020
 - a. Julie Nicoll noted that on page 4, item III, 36 – should read that “...access and egress would be quick.”
 - b. Phil Carter noted that on page 7, Item III, 136 – should read “...flush mounted.”
 - c. **MOTION by Phil Carter and seconded by Julie Nicoll to accept the minutes from March 9, 2020 as amended. Motion passed unanimously.**
3. June 8, 2020
 - a. Julie Nicoll noted that on page 2, item III, 6 should read. “...The state required structural drawings” and “...with Rose Goings to determine if only structural drawings are required.”
 - b. Phil Carter noted that on page 3, item IV, 10 should read “...noted that the map shows that the railroad has a 66’ ROW.”
 - c. Julie Nicoll noted that on page 6, item VI, 4c should read “The project will be in conformance...”
 - d. **MOTION by Julie Nicoll and seconded by Phil Carter to accept the minutes from June 8, 2020 as amended. Motion passed unanimously.**

VIII. **ADJOURN**

1. **MOTION by John Boehrer and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:37 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Doug Sheehan

Julie Bowyer