

**Development Review Board
Town Offices, New Haven, Vermont
February 14, 2011**

Members Present: George Apgar, Kathy Barrett, Donna Blaise, Tim Bouton, Jim Gallott, Donald Johnston, Mike Sweeney

Alternates Present: Steve Dupoise

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator– Dave Wetmore

Guests: John Roleau, Cris Messerle

Tim Bouton-Chair called the meeting of the Development Review Board (DRB) to order at 7:04 PM.

Public Hearing

1. John Roleau requests a hearing for a conditional use permit and a site plan review to operate a car lot located on the south east corner of Route 7 & 17 – Parcel #0293.

George Apgar recused himself as his brother has a financial stake in the proceedings as a co-owner of motor vehicles on the lot. Alternate, Steve Dupoise will be a voting member for this hearing.

Roleau has presented a letter from Champlain Oil Company indicating that Roleau had their permission to act on Champlain Oil's behalf.

Roleau presented a Site Plan/Car Count and a Boundary Plat for development of the lot located on the southeast corner of Route 7 & 17. The Site Plan/Car Count shows the location of a proposed building with customer parking, proposed septic location and the locations and number of cars planned to be parked on the lot.

Roleau explained that the Site Plan shows a building location; he is not planning on putting a building right away on the site, but instead will use a 10 x 40 foot construction/office trailer as an office to be located in this area. Three outside overhead lights are to be installed, one located on the existing telephone pole along Route 17, another installed on a pole located on the west side of the office trailer and the third installed on the east side of the office trailer. Lights will meet zoning requirements, but definite plans for the type and locations of the lights and poles have not been finalized at this time.

Setbacks for the site are met at 75 feet from the center lines for both Routes 7 & 17 and minimum 20 feet from both side boundaries.

The shaded areas on the Site Plan are the locations where the cars will be parked and indicate the approximate number of cars that can be parked in those areas. It was explained that currently all cars will be parked on gravel and the tractors and equipment will be located on grass. But over time all shaded areas on the Site Plan will be graveled.

The Site Plan also shows a potential sewer location for the future building. Roleau is not planning on putting in a restroom facility or septic system for the office trailer. But he is planning on installing a Port-a-Let on site for his employees and customers to use. Roleau also has verbal permission from Champlain Oil to use their restroom facilities. Cris Messerle mentioned that State regulations indicate if there is a company owned restroom facility within 10 miles for employees to use, this is permissible. Wetmore,

Zoning Administrator (ZA), asked if a letter from the State was required granting permission for employees to use a Port-a-Let.

A double sided sign advertising both businesses (Packard of Vermont and CCR Sales), maximum size that zoning regulations allow; with lights on both sides is planned. Its proposed location would be angled in the corner area of Route 7 & 17. DRB indicated that the location of the sign where proposed, might be difficult because sighting around the corner of the highways must be preserved.

DRB asked if the other business CCR Sales with the sales of tractors was still planning on locating at this site. Roleau indicated that they were. DRB indicated that the application needs to reflect a change from *automotive sales* to *motor vehicle sales facility* to include all vehicles that can be registered or has a motor.

Upon review of Section 352-Site Plan Review, in the zoning regulations the DRB made these observations:

1. Similar to businesses located in the area-Subaru Center, 7/17 Store and Knits & Bolts
2. There are two existing ingress/egress entrances and Roleau is planning on using them.
3. Has permission to park in the "Existing Truck Parking" area for loading and unloading of equipment and for his customers.
4. Roleau mentioned he would make as little impact to the property as possible, at this time he is not planning on a large landscaping project, but is not averse to putting in flower beds or some small plantings
5. Site location is not located in a flood zone
6. There is nothing in the area to be shaded
7. There are no renewable energy resources to block

The issue of landscaping was further discussed. It was decided that the DRB would revisit the landscaping issue within a 5 year period.

Business hours of operation will be Monday through Saturday 8 AM to 6 PM.

Gallott made the motion to approve the Conditional Use for a motor vehicle sales facility.

Barrett seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 1 (Apgar)

Motion carries

For the Site Plan, the DRB asked for the following conditions:

- Installation of gravel will be in the general locations as shown on the Site Plan and within the required setbacks
- Regarding sanitary facilities; a letter from the State is required indicating what is adequate and giving their approval to what is proposed to be used.
- There are to be a maximum of three overhead lights and one lit sign, all with Class 1 lighting.
- Landscaping is not required at this time. The DRB will review this issue after two years and before five years of this businesses existence.
- Maximum number of spaces for motor vehicle sales is 109 spots and 6 spaces for customer parking.
- The size of the office trailer will be 10 x 40

Sweeney made the motion to approve the Site Plan with the above listed conditions.

Barrett seconded

Discussion – none

Vote: Yes – 7 (Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

No – 0

Abstention – 1 (Apgar)

Motion carries

End of Public Hearing

Minutes

Barrett made the motion to approve the minutes of the January 10, 2011 DRB meeting as presented.

Sweeney seconded

Discussion – none

Vote: Yes – 7 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Sweeney)

No – 0

Abstention – 1 (Johnston)

Motion carries

Correspondence

- Letter to Mike Lee from the ZA, regarding development on the Lee Small Engine property.
- Letter from VELCO regarding the Shunt Reactor Projects

New Business – none

Old Business

The ZA gave a brief history of what was happening with the Laferriere’s and his conversations with the Town’s Attorney regarding the Notice of Violation.

Barrett made the motion to adjourn

Blaise seconded

Discussion – none

Vote: Yes – 8 (Apgar, Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston, Sweeney)

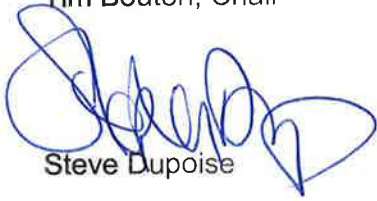
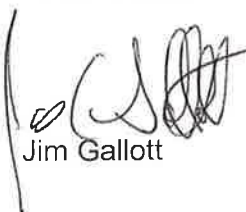
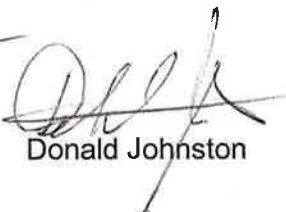

No – 0

Abstention – 0)

Motion carries

The meeting was adjourned at 9:00 PM

Respectfully Submitted By
Karen Gallott

		Kathleen Barrett	Donna Blaise
Tim Bouton, Chair	George Apgar	Kathy Barrett	Donna Blaise
			
Steve Dupoise	Jim Gallott	Donald Johnston	Mike Sweeney