

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

Alternates Present: Victor Bolduc

Alternates Absent: Andy Dykstra

Staff: Zoning Administrator - Dave Wetmore

Guests: Roger Stowe, Wright Stowe, Jeff Clark, Michele Fouts, Anjanette Sidaway, Mark Peloquin, Gerard Otis, Ken Sachs, Marianna McMcShane, Randy Ross, Candace Davidson, Kenneth Weston, Dale Hastings, Pete Laframboise, Bonnie Laframboise, Amos Roleau

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 pm. Introduction of DRB members and others present were made to the public.

Public Hearing

1. *Stowe SD-#2011-DRB-11, final plat application for 3-lot Subdivision (SD), continued from 8/15/2011.*

Roger Stowe indicated that they are asking for a three lot SD of their property located on east side of the road on East Street. Lot #2 is 2.290 acres with road frontage of 204.37 and Lot #3 is 2.328 acres with a road frontage of 206.93. Both lots have a depth of 496 feet.

The Zoning Administrator (ZA) mentioned that this application was continued from August to correct the placement septic design from an easement.

Ken Weston pointed out a variation of the boundary line of Lot #2 between points B and C on tonight's plat from the plat presented to the DRB on August 1, 2011. This change was made so that the boundary line would not include the road around the silage bunker.

Open for Public Comment

There were no comments from the public

Public Comment Period Closed

Gallott made the motion to accept the SD proposal as presented

Barrett seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

Bouton will write up the Findings of Fact and Conclusions of Law and email them to all DRB members for their review prior to October 3, 2011 DRB meeting.

2. *Amos Roleau - #2011-DRB-13, Preliminary Plat application for 6-lot SD*

Roleau originally came before the DRB in July 2011 asking to make this a 2 lot SD. Roleau has since decided to proceed with the 6-lot SD; four 5+ acres along Route 17 (RA 5); one 10+ acres and the original homestead of 7+ acres off Town Hill Road. Roleau has gotten verbal approval from the State for two road cuts off of Route 17. There is no paper work from the State at this time. The survey will be done by Larose Survey.

The DRB will require easements to be shown on the plat for all septic systems and driveways.

The ZA encouraged Roleau to think about covenants sooner than later. RE: ownership of driveways, how they will be maintained and responsibilities shared

Open for Public Comment

Candace Davidson asked for clarification of the boundary lines, locations of septic systems and topography drainage. She would also like to see contour lines for Lot #1.

Public Comment Period Closed

The DRB asked that Roleau bring a copy of the site plan for Lot #1 to the next meeting.

Gallott made the motion to move this Preliminary Plat application on to a final hearing to a future date with the following conditions:

- Confirmation from the State for the road cut accesses on Route 17
- Copy of the site plan for Lot #1
- Survey of the property needs to be done

Barrett seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

3. Pike Industries-#2011-DRB-16, Site Plan Review continued from 8/15/2011.

Peloquin provided a brief background of the proposal and provided a packet of information (see attached), that included data addressing noise analysis from RSG, Inc. (Resource Systems Group, Inc.); addressing the concerns brought forth from the public and DRB at August 15, 2011 DRB meeting.

Open for Public Comment

Marianna McShane expressed concern that the noise analysis from RSG, Inc. does not take into consideration other aspects that create noises related to the business, i.e. –truck tailgates slamming, aggregate falling on plates, truck noise going up and down the hill shifting gears, etc.).

Other concerns mentioned:

- no additional landscaping (trees) or berms being added to reduce noise
- the opening of the lower driveway to the plant for truck entry
- noise of backup beepers on trucks other than Pike's trucks
- would like Pike to follow the recommendations provided from the original Act 250 findings. McShane will provide the DRB with the abridged edition of all the Act 250 findings from the Act 250 Board from the last litigation.

Ken Sachs - felt that the comparisons of noise levels done by the RSG, Inc. was not accurate and questions the reliability of the study. He thought there were a lot of discrepancies within the study.

Randy Ross - as the new proposed plant would be located at a higher elevation a berm and landscaping should be added, and Pike should do whatever was needed to make their operation as quiet a possible, showing they are willing to be a good neighbor.

Public Comment Period Closed

Sweeney made to motion to recess this hearing to the next regularly scheduled DRB meeting on October 3, 2011

Gallott seconded

Discussion – The Chair ask that the ZA make copies of the information that McShane provided and distribute it to all DRB members. It was asked, that if possible, to have a representative from RSG, Inc. be in attendance at the October 3, 2011 meeting.

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

No – 0

Abstention – 0

Motion carries

4. Dale Hastings and Jess Whitney-#2011-DRB-15, Final Plat for Boundary Line Adjustment (BLA)

Donald Johnston recused himself from this hearing as he is the surveyor for this property. Victor Bolduc will vote.

Hastings explained that the proposed BLA would make Lot #3 2.1 acres and Lot #4 26.6 acres. The required BLA language required by the DRB is #3 in the Note Section of the plat. The plat also shows a septic easement on Lot #4 for Lot #3. Lot #3 meets the RA2 requirements of: 100 foot set back from Dog Team Road; 200 feet of road frontage and 200 feet of lot depth. The road cut off Dog Team Road has been approved and installed.

Hastings indicated there is a right-of-way currently deeded to the back lot, Lot #4

Open for Public Comment

No comments from the public

Public Comment Period Closed

Dupoise made the motion to accept the BLA as presented

Gallott seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

5. Michele Fouts-#2011-DRB-18, Conditional Use request for licensed early childhood center.

Fouts outlined her plan to purchase the Gero property at 87 Rivers Bend Road (off Dog Team Road) to open a licensed early childhood center for autism children ages birth through 6 yrs of age. This would be a State licensed facility. There would be a maximum of 12 full time students with 4 and up to 6 full time staff. Hours the facility would be open are M-F 8:00 to 3:30pm. There would be no significant changes made to the property from what it currently is.

There was considerable discussion on how this type of facility would fit under the current zoning regulations, in particular Section 518, item #3.

Open for Public Comment

No comments from the public

Public Comment Period Closed

Blaise made the motion to accept the proposal as acceptable under Section 518 item #3 as a public/private school with no conditions.

Gallott seconded

Discussion – though the proposed facility by Fouts is licensed by the State, the facility would not be certified by the VT Dept of Education, thus this proposal does not meet the requirements of Section 518 item #3.

Vote: Yes – 0

No – 6 (Barrett, Blaise, Bouton, Dupoise, Gallott, Sweeney)

Abstention – 1 (Johnston)

Motion did not carry

The DRB were unanimous in thought that this was a very much needed facility and were highly in favor of its existence in New Haven. Many suggestions were given to Fouts to help her pursue this idea.

I. Sketch Plan Reviews:

a. Pete Laframboise-2-lot SD, new information to present.

There was considerable discussion regarding the proposed SD of this lot. The DRB came to the conclusion that the lot being created on River Road would not have enough road frontage to meet the zoning requirement.

II. Minutes

Gallott made the motion to accept the DRB minutes of August 15, as presented

Bolduc seconded

Discussion – none

Vote: Yes – 6 (Barrett, Blaise, Bouton, Dupoise, Gallott, Johnston)

No – 0

Abstention – 1 (Sweeney)

Motion carries

III. Review and Sign Decisions – none

IV. Review for compliance and sign final Plat:

a. *Lee and Brenda Charron plat, appeal period expired July 21, 2011*

Bouton signed and dated the final plat for Charron

V. Correspondence – none

VI. New Business – none

VII. Old Business – none

Barrett made the motion to adjourn

Gallott seconded

Discussion – none

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

No – 0

Abstention – 0

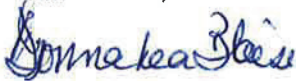
Motion carries

The meeting adjourned at 10:40 PM

Respectfully Submitted By
Karen Gallott



Tim Bouton, Chair



Donna Blaise



Donald Johnston



Jim Gallott, Vice Chair



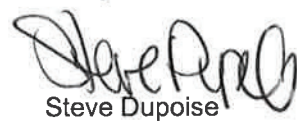
Victor Bolduc



Mike Sweeney



Kathy Barrett



Steve Dupoise