

APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of November 10, 2015



PRESENT: John Altermatt, Mark Smith, Britt Cummings, Mary Taft

ABSENT: Joe Perella, Jeanine Carr

OTHERS PRESENT: Zoning Administrator Ed Hanson, Barbara Brace, Marilyn Cochran Brown, Doug Brown, Linda St. Amour, Amanda MacDonell, Sarah Jane Williamson, Mark Bramley, Bill White

MINUTES: Heidi Racht

7 pm Minutes – October 13, 2015

Mail

Public Comment

RECEIVED

DATE

March 9, 2016

7:15 Barbara Brace, 958 Texas Hill Road, Minor Subdivision Sketch Plan Review

7:35 Linda St. Amour for Weston family, Happy Hollow Road - discussion on change of use from camp to residence

8 pm Sarah Jane Williamson, Huntington Center – Informal discussion on change of use, agricultural building

8:20 David MacDonell – 478 Texas Hill Road, Minor Subdivision Sketch Plan Review

8:30 Bill White, Bert White Road, Major Subdivision Sketch Plan Review

8:45 Member Business

9 pm Adjourn

The meeting began at 7:03 pm; chaired by John Altermatt.

Public Comment: None

Agenda modified to move into reviews.

Barbara Brace Sketch Plan Review:

Attendance: Barbara Brace

Barbara Brace appeared before the DRB with a proposal to sell her house with five acres. This is a Minor Subdivision. The address is 958 Texas Hill. She currently owns 60 acres and the property also has a trailer at 960 Texas Hill Road. The five acres and house would not have road frontage and Brace stated that she would have a deeded 50-foot easement across the property to the new lot. A septic easement for the new lot will also be shown on the survey and in the deed. Both easements will be conditions for final approval.

The Board reviewed Section 3.1.1 of the Huntington Zoning Regulations, noting that the new lots need to be five acres to meet the requirements of the zoning district. After a brief discussion, it was determined that the surveyor could determine the lot lines to meet the five-acre minimum and deeded access. The Board stated that the survey of the new lot lines were to be shown on the survey. A waiver for showing the entire property on the survey was granted to the applicant.

The Board determined that the project was ready to move to Final Minor Subdivision Review. Brace will get in touch with her surveyor to see if he is able to do the work in order to have the project on the DRB's December agenda.

Weston Family Change of Use – Camp to Residence:

Attendance: Linda St. Amour, Doug Brown, Marilyn Cochran Brown

At 7:22, the Board heard a request from Linda St. Amour (realtor), on behalf of James Weston (1925 Happy Hollow) to change the description of the property from a camp to a year-round residence. The lot size is .6 acre in a five-acre zone. St. Amour explained that the camp property is also being listed with an undeveloped property currently owned by the Weston Family Limited Partnership, which is 24.8 acres. There is a "merging goal," so the new owner would have 25-plus acres. She went on to state that the property could then be subdivided with an easement to the back property. (Easement requirement is 50'). However, the frontage on Happy Hollow does not meet the minimum for the district.

St. Amour said that it is "not realistic" for the building to be considered a camp, given that it has four bedroom and septic. She also said that it is "suitable for a change of use because it was used as a year-round residence for more than 180 days prior to 1996. She produced the document from Rick Weston that stated he lived there for more than 180 days. Zoning Administrator Ed Hanson made the case that this is a pre-existing no-conforming lot and the change of use should be allowed.

The regulations were consulted. John Altermatt suggested that the lot size can be addressed with a Conditional Use permit. Mark Smith asked for "permanence with the additional 24.8 acres, since at this point, it is only an idea [to merge the two properties]. Britt Cummings asked about the septic requirement under regs 5.10.2, as this one was built for a seasonal use, and its adequacy for a year-round residence. Hanson responded, "If a system hasn't failed, you can continue to use it." Smith stated concern with the road frontage.

The Board then discussed the possibility of a variance. Hanson noted that the "language is clear that it [variance] only applies to a structures on a property. He suggested waiver language.

St. Amour offered to have someone check the septic and verify the system.

Altermatt said he was "interested in the concept of waivers." Hanson responded, "Variances are hard and fast. A waiver possibility gives maneuvering room."

Hanson will check to see if the DRB has the ability to incorporate waiver conditions.

In conclusion, the Board said it needed more time to do research, including a site visit to the property. Racht will send out an electronic schedule.

St. Amour will return for further discussion after the ZA checks with the VLCT.

Sarah Jane Williamson – change of use from agriculture to mixed ag and business:

Attendance: Sarah Jane Williamson, Mark Bramley (architect)

Sarah Jane Williamson presented a proposal to convert the white building (shed) next to barn into a farmstand / café, including having a kitchen built behind the shed. A baker will be located out back whose business will be in two converted storage containers. She is working with the baker to have a 3-5 year lease to locate his business on the premises. The white barn, which has gone through Conditional Use approval for an annual limited number of 10 large events, with a maximum attendance at 75, will be used for more large events. Previously, Williamson appeared before the DRB at its first meeting to discuss converting the barn into a commercial kitchen with the farmstand/café in the front of the barn, where the farmstand is now located. She stated that this plan is not feasible financially and the current plan will provide an immediate opportunity. Mark Bramley of Hillview Design presented the maps of the proposed site plan and aerial photos of the site, which shows 50 parking spaces, several of which are next to and in front of the shed. They are working with Act 250; Dean Grover has designed the septic system to serve both buildings and the bakery containers.

The activity in the barn will utilize 4500 square feet in the second story of the barn, which will be able to seat 150.

The plan shows 50 parking spots for the kitchen/café's 16 seats, two employees and two bakery employees. The main driveway will continue to access Main Road between the shed and barn. Williamson said it was "doubtful that the kitchen and café parking would be used concurrently."

Questions about location of off-street parking regarding 50' setback and especially since HPC is encouraging parking behind structures. The current plan has the parking sited in front of the building and 20' from the centerline. Mark Smith talked about off-street parking and a green strip. Williamson talked about keeping the parking close to the building. Hanson remarked on the three-rod road, which is 25' from the centerline. Altermatt tlake about the greenway. Williams and Bramley said they would look at other parking options.

Hanson suggested an expansion of the Conditional Use permit rather than a new one for a new project. Williamson said the baker would be applying for his own zoning permit. The project discussion will continue at a future meeting.

David and Amanda MacDonell:

Amanda MacDonell talked to the DRB about doing a transfer of a small piece of her property on Texas Hill Circle to her brother Corry Tatro. It is a proposal to change property line within the family reducing the MacDonell parcel from six to five acres and increasing Corry Tatro's property from 7 to 8 acres. Neither lot has been surveyed; the zoning district is five acres. DRB determined that no hearing was needed and chair will sign survey which will show the boundary between the two parcels.

Bill White Sketch Plan Review:

Bill White, Mark Smith

Bill White presented a new plan for his 124+/- acres on Bert White Road. White had appeared before the Planning Commission and the DRB over the years. He discussed a new proposal for a four-lot subdivision with one large parcel of 80 acres (Lot 4) on south side of road and three lots Lot 1 – 27.36 acres; Lot 2 – 6.89 acres; Lot 3 – 9.22 acres) on the north side. Lot 1 has no buildings; Lot 2 has the old

farmhouse, recently rezoned as a storage building; Lot 3 has a trailer and storage building on it. Lot 4 has no buildings proposed; a previously permitted state permit for a mound system for a no-longer-existing building lot is located at the northeast corner of Lot 4.

The DRB responded favorably to the proposal and the work that had gone into it. Smith commented that "lots of things look like they are workable" and he saw "no red flags." It is a "well developed map" and he didn't see any technical problems. He asked to establish that "the Board is behind this." Britt Cummings responded, "We are conceptually supportive."

Smith commented that the change of use from the salvage yard [to open land] was not in the DRB's purview, "but I don't see any conceptual problems. Generally agreed that conceptual project plan was supported. White will have his surveyor remove unnecessary details and proceed to Preliminary Review.

After reviewing the map, the Board agreed that the details around the changes from the previously presented six-lot subdivision proposal to the four-lot proposal before them were not germane. Altermatt told White to "get rid of everything relative to lots 5&6 [no longer part of the project] since we never officially reviewed this." There was too much detail and some lines that no one could explain. Racht will mark up the map with the changes (mostly deletions) for White to give to his surveyor.

Ed Hanson will work with White on the list of requirements that will be reviewed at the Preliminary Subdivision Review. If White's surveyor is able to complete the changes to the survey by November 16, the project will be warned for Preliminary Major Subdivision Review on December 8.

Minutes of October 13, 2015: not reviewed

Mail: None.

Member Business None

Adjournment: The meeting adjourned at 9:17 pm. Mark Smith moved to adjourn; Mary Taft seconded. Approved unanimously.

DRAFT MINUTES POSTED ON THE WEBSITE: November 12, 2015

UNAPPROVED MINUTES TO THE DRB: December 3, 2015

MINUTES APPROVED: March 8, 2016

MINUTES FILED WITH THE TOWN CLERK: March 8, 2016