

Huntington Development Review Board
4930 Main Road
Huntington, Vermont

RE: Application of AFJ Grandchildren, property owner; Brian Hayes, applicant
Application No. 2015-2

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

FINAL HEARING FOR:
AFJ Grandchildren Site Plan & Conditional Use Review
3848 Main Road, Huntington, VT 05462

Based upon the application of AFJ Grandchildren and Brian Hayes, Bellwether Craftsmen (hereinafter the "Applicant") and the testimony and exhibits presented prior to and at the January 17, 2016 hearing pursuant to the Site Plan & Conditional Use Review, which was held at the Huntington Town Office in Huntington, Vermont, and, after due deliberation at its January 17, 2016 meeting, the Huntington Development Review Board (hereinafter the "Board") makes the following Findings of Fact, Conclusions, and Decision of Approval and Conditions in accordance with the Town of Huntington Zoning Regulations, effective July 9, 2012 (hereinafter the "Regulations") which are applicable to this matter:

FINDINGS OF FACT:

1. On December 14, 2015, the Applicant filed an Application for Site Plan & Conditional Use Approval for a project on 205 acres and woodshop described as cottage industry to operate a woodshop in an existing building, on Main Road. This is a resubmission of paperwork filed on March 24, 2015 (hearing and on April 14, 2105) and then withdrawn on October 13, 2105
2. The Applicant filed the following:
 - a. The completed required Application to the Development Review Board form filed December 14, 2015. (Exhibit A)
 - b. Existing Site Plan for previous subdivision by Palmer, dated August 14, 2012, Grover Engineering, Huntington, Vermont.
3. On January 17, 2016, at the Site Plan & Conditional Use Review hearing, the Applicant appeared before the Board and presented evidence in support of the project.
4. In accordance with the Regulations and state law, notice of this hearing, dated December 15, 2015, was published in the newspaper, posted in the community and mailed to adjacent property owners. (copy in file)

5. The project is located at 3848 Main Road, north of Huntington Center, and is located in the zoning district named the Rural Residential District, which is zoned for five acres. The project is located on Town Tax Map # 05-055.100.
6. The Applicant seeks Conditional Use Approval for a woodworking and post and beam production business in the former AW Palmer and Sons Woodworking. The business is described as a light manufacturing business.
7. Hours of operation including manufacturing (7 am to 6 pm, Monday-Friday; 9 am to noon, Saturday).
8. Traffic: deliveries during hours listed above; limited to three partners and deliveries of 5-10 trips per week.
9. Signage was not proposed.
10. Parking is available on one level acre.
11. A survey of the property is recorded in the Huntington Land Records, Map Slide 1F: Andrew and Anne Palmer, 10-30-2012, South Mountain Surveying & Mapping, PC.

The Development Review Board members present during the hearing and deliberations on January 12, 2016 referred to above were Joe Perella (chair), John Altermatt, Mark Smith, Britt Cummings and Jeanine Carr (constituting a quorum).

CONCLUSIONS:

After deliberations on January 12, 2016, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on January 12, 2016 (referred to as Exhibits A & B above) that satisfies the requirements of Section 4.2 of the Regulations (subject to the conditions set forth below). In addition, the Board has considered the materials referred to above in the light of the requirements of Section 4.2 of the Regulations and conclude that the requirements of Section 4.2 are satisfied subject to the conditions set forth below. The Board's conclusions with regard to each subparagraph of Section 4.2 are set forth (by subparagraph number) as follows:

- 4.2.1 The proposed conditional use shall not adversely affect:
 - (1) The capacity of existing or planned community facilities as it is located on the Main Road and will not impact the schools.
 - (2) The character of the area affected, and the essential character of the neighborhood or district in which the property is located as the Applicant is working with the neighbors.
 - (3) Traffic on the roads and highways in the vicinity due to the Main Road

- location.
- (4) The project is located in the Rural Residential District is an allowable use with a Conditional Use hearing and so meets the standards of the Town Plan and Regulations in effect.
 - (5) The adjacent properties are single family residences, so this subparagraph is not applicable.
 - (6) The public welfare in any other manner has been addressed by the Applicant in Exhibit B, under Answers to Questions 5 and 6.
- 4.2.3 Conditional use review of commercial or industrial development has incorporated site plan review standards as evidenced in the above conditions.
- 4.2.4 Conditional use approval shall expire after the period of time set forth in Section 6.6.

DECISION OF APPROVAL AND CONDITIONS

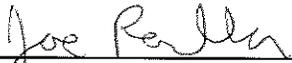
Following deliberation on January 12, 2016, Final Conditional Use Approval was granted on January 12, 2106 by a vote of the Huntington Development Review Board (4-0) with the following conditions:

1. The Applicants shall allow representatives of the Town access to the project, at reasonable times and with prior notice, for the purpose of ascertaining compliance with the Regulations and the conditions of this permit.
2. All conditions specified in this "Decision of Approval and Conditions" shall be satisfied prior to the issuance of a Certificate of Occupancy pertaining to the project (See Section 4.1.3 of the Zoning Regulations last amended July 9, 2012), and no structure may be used or occupied until all of the conditions specified in this "Decision of Approval and Conditions" shall be satisfied.
3. The project shall be completed, operated and maintained in accordance with: (a) these Findings of Fact, Conclusions, and Decision of Approval and Conditions; (b) the plans and exhibits on file with the Board; and (c) the conditions of this permit.
4. Applicants shall obtain all necessary local, state and federal permits.
5. Applicant shall abide by and comply with all terms and conditions thereof and any amendments thereto for all Wastewater System and Potable Water Supply Permits pertaining to this project.

Conditions necessary to protect the best interests of the surrounding property, the neighborhood, or the town as a whole are addressed in Section 4.2.3 of the Huntington

Zoning Regulations. These conditions include:

1. The hours of operation: 7-6 Monday-Friday and 9 am to noon Saturday.
2. Traffic will be limited to 20 vehicle trips per day.
3. Reasonable efforts are made to minimize noise for the neighbors. (None were at the hearing, although this issue had been raised when this project came before the DRB in 2014). Woodshop tools and power equipment will be operating in the building.
4. Exterior lighting for safety will be on a motion sensor.



Joe Perella, Chair
Huntington Development Review Board

Dated this 8th day of March _____ 2016.