

Huntington Development Review Board
4930 Main Road
Huntington, Vermont

RE: Application of Sarah Jane Williamson, property owner; Adam Wilson, applicant
Application No. 2016-2

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

FINAL HEARING FOR:
Sarah Jane Williamson Site Plan & Conditional Use Review
4582 Main Road, Huntington, VT 05462

Based upon the application of Sarah Jane Williamson, property owner, and Adam Wilson, applicant (hereinafter the "Applicant") and the testimony and exhibits presented prior to and at the March 8, 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 March 8, 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 February 7, 2016, the Applicant filed an Application for Site Plan & Conditional Use Approval for a project on 30.2 acres and described as cottage industry to operate a temporary bakery in a container building, on Main Road.
2. The Applicant filed the following:
 - a. The completed required Application to the Development Review Board form filed March 8, 2016. (Exhibit A)
 - b. Elevations and detailed Site Plans, dated September 23, 2015, Walker Woodworks Huntington, Vermont. (Exhibit B)
3. On March 8, 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 February 18, 2016, was published in the newspaper, posted in the community and mailed to adjacent property owners. (copy in file)

5. The project is located at 4582 Main Road, north of Huntington Center, and is located in the zoning district named the Village District, which is zoned for one acre. The project is located on Town Tax Map # 05-062.400.
6. The Applicant seeks Conditional Use Approval for a wholesale bread business in a new building (600 square feet), constructed of storage containers with additional attached storage, attached wood-fired oven, and baking room. The business is described as a commercial wholesale bakery.
7. The property on which the business is to be located is leased.
8. The business will have one or two employees, but may be as high as five.
9. 1-2 cars on site for employees.
10. Traffic: deliveries during hours 8 am to 6 pm; limited to 25 commercial trips per week.
11. Signage on building proposed; non-retail signage.
12. Overflow parking is available on north side of house.
13. Outdoor lighting will be located on the porch and is described as modest.
14. Business is for wholesale production of bread and will not be a retail establishment. No provisions for retail activity are in this proposal.
15. Bread will be sold in farmstand in barn on property during seasonal open hours or at other offsite businesses and events.

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 and Britt Cummings (constituting a quorum).

CONCLUSIONS:

After deliberations on March 8, 2016, the Board has concluded the Applicant has provided materials in the application and up to and during the hearing on March 8, 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 Village 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 March 8, 2016, Final Conditional Use Approval was granted on March 8, 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: 8-6 Monday-Friday, for truck traffic.
2. Hours of operation for production are in the lease.
3. Traffic will be limited to 25 vehicle trips per week.
4. Reasonable efforts are made to minimize noise for the neighbors.
5. As defined in Section 5.11.2 (1, 2 &3), exterior lighting for safety will be on a motion sensor and shall be shielded. No offsite glare or excessive is allowed.
6. Operation on the site is wholesale. Incidental, sporadic retail sales will be acceptable.
7. Small, non-retail sign on the structure is allowed.
8. Up to five employees are allowed.



Joe Perella, Chair
Huntington Development Review Board

Dated this 5th day of May, 2016.