

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Tuesday March 13, 2018
Draft Minutes

Members Present: Jane Hoisington, Shannon Harrington, with Dick Beatty and Barbara Truex on conference call. Others Present: Matt Belden, Peter Vollers and Deb Shearer (DRB Clerk), and Jonathan Ladd on conference call.

- 1) Site Visit (6:15 PM) – Cancelled due to inclement weather creating site safety concerns.
- 2) Reconvene at Town Hall. Shannon called meeting to order at 6:34 PM
- 3) Changes or Addition to Agenda – Shannon asked to elect positions for the new year under new business.
- 4) Public Hearing Application #2677– Shannon opened the hearing, read the hearing notice and Matt Belden and Jonathan Ladd were sworn in.

Matt Belden of Daniels Construction briefly outlined project. Daniels Construction to build a single lane bridge to replace an existing footbridge to create easier walking access to the existing single-family camp. The project uses an existing curb cut, moving the existing 2 car parking area to the west side of the bridge. Section 3.13-1 with the application Daniels submitted Vermont State Stream Alteration Permit SA-521, bridge specifications and erosion control plan. Matt apologized to the DRB for overlooking a local permit before construction started.

The DRB reviewed the application per the notice. Section 2.6 parcel #6-123 is in the Rural Residential zoning district with 30 foot front setbacks. It was noted the bridge structure was within the setback. However, with the bridge site approved by a State River Management Engineer and using previously approved highway access (finalized on 9/25/1997) the DRB concluded the existing setback acceptable. Section 3.2 The sitemap shows: There is more than 50 feet of road frontage.

Shannon reviewed the 5 general conditional use review standards under section 5.2 (D):

- 1) The capacity of existing or planned community facilities or services: no undue impacts as the bridge creates a more defined safer area to park off of the roadway.
- 2) The character of the neighborhood, area or district affected: no undue adverse impact as the bridge creates a safer parking area
- 3) Traffic on roads and highways in the vicinity: no adverse impact as there is no new curb cut created.
- 4) Bylaws now in effect: (Section 3.13-1) On February 6, 2018 the ZA discovered the bridge construction underway. Daniels construction was asked to stop all construction until a local permit could be obtained. Upon learning of the necessity of a local permit, they ceased all construction activity, submitted the zoning application and paid all associated fines. An error was also discovered in the original stream permit SA-521. It said the project involves rebuilding a foot bridge. An email dated

2/7 from Scott Jenson, P.E. River Management Engineer acknowledged the error, and stated, "The project description should be: Construction of a new 65 foot span one-lane steel beam bridge to provide vehicular access to the existing single family camp.

- 5) The utilization for renewable energy resources: no undue adverse impact.

And 5.2 (E) Specific Standards:

- 1) shall not unreasonably interfere with access to, use, or enjoyment of, adjacent properties; The DRB found no increased interference.
- 2) shall not deny neighboring properties reasonable and adequate access to light or block existing significant views;
- 3) shall allow for construction or maintenance of public utilities and infrastructure, where appropriate. According to Dig safe: there are fiber optic cables currently buried in the right of way. Bridge construction will not impact the cables.

Shannon asked if there were any other questions. Barbara and Jane said all of their concerns had been answered.

Barbara moved to approve application #2677 as submitted with the condition the updated Stream Alteration permit be submitted. Shannon, Dick and Jane all voted in favor.

Shannon moved to close the public hearing at 7:16. Jane seconded, it passed unanimously.

- 5) Inquiry/Initial Discussion: Peter Vollers representing LSSB Farm Holding LLC with 140 acres at 137 Churchill Rd, explained his client would like to use the property as a model farm but also would like to build an "eco-camp" off grid. in the wooded western portion of the property. Currently the property has existing accessory dwelling structures and the CON-30 district does not allow for any more unit. Although the property has enough acreage to subdivide into two 30 acre parcels, Churchill road bisects the property. Additionally, the eastern portion of the property is in a different zoning district. After some discussion the DRB suggested Peter could put a proposal together and set up a meeting with the DRB and Planning commission together because any change in zoning district would directly involve the planning commission.
- 6) Approve Minutes. By unanimous decision the minutes were tabled until the next meeting.
- 7) Other Business: Electing chair and vice-chair of the DRB. **Barbara nominated Shannon as chair of the DRB Jane seconded and the motion and Barbara Jane and Dick all voted in favor. Dick then nominated Genevieve as vice-chair and Barbara seconded the motion. Barbara Jane and Dick all voted in favor.** Barbara also asked if the DRB could get 11"x 13" color printed zoning maps as the new ones in the booklet are hard to read.
- 8) Adjourn: The next meeting was set for April 10th at 6:30 PM and the meeting was adjourned at 7:43 PM

Respectfully Submitted,
Deb Shearer

