P\LANNING COMMISSION (PC) PRESENT: Dustin Bruso, Chair; John Mangan, Clerk; Jonathan Schumacher; and Ned Daly. OTHERS PRESENT: Owiso Makuku, Community Development Director; Sharon Kelley, Zoning Administrator; Darren Schibler, Planner; David Burke; Dan Heil; Jason Leo; Jeremy Matosky; Colen Johnson; Gene Dunbar; Mary K. Dennison; and Steve Dennison.

Chairman Bruso called the meeting to order at 6:30 p.m. He introduced the new director of the Planning & Zoning Department, Owiso Makuku.

AGENDA ITEM 1: AMENDMENTS TO AGENDA (if applicable): None.

Chairman Bruso provided the oath to the public and to all late arrivers.

AGENDA ITEM 2: PUBLIC COMMENTS: None.

AGENDA ITEM 3: AMENDMENT-PUBLIC HEARING: JASON LEO IS PROPOSING A 4,000 SF ADDITION TO THE EXISTING AUTOMOTIVE REPAIR SHOP; AND REQUEST TO CONSTRUCT A 5,400 SF STORAGE BUILDING ON A 5.04 ACRE PARCEL LOCATED AT 124 COLCHESTER ROAD IN THE MIXED USE DISTRICT:

Darren Schibler provided an overview on this application. He described the location of the premises; the layout of the existing structures; and location of the addition and the proposed new building. He noted that the proposal included a new septic system and storm water facilities. He appreciated that development was avoided in the area of the steep slope next to Indian Brook, and they have met the setbacks. He reported that the planting strip is not exactly as required, but they did propose street trees. He referred to Lines 277-279 of the Staff Report and stated that VTrans owns the storm water pipe; he corrected the water fee listed in Condition 6; and stated that Condition 3 was now moot.

Dan Heil and David Burke provided an overview on this application. Heil made the following points:

- The landowner’s business is doing well and he is now proposing to expand and add additional parking to meet the demand. The regulations require 40 spaces. The plan shows 29 outdoor spaces and 11 spaces inside the new storage building;
- There will be no change to the existing water; and the septic is on northern portion of the parcel;
- The application is under one acre of impervious so that a state storm water permit is not required, however a town permit will be secured as the disturbance is between .50 to 1-acre;
- The overflow for the bio-retention area is within the 50’ wetland buffer, therefore a state approval is required;
- He referred to Condition 13 of the Staff Report and requested that the guardrail be struck as a requirement. He handed out a design chart showing the requirements for a guardrail.
and the project does not qualify;

Chairman Bruso asked who made the recommendation for the guardrail. Schibler stated that the fire chief was concerned about the fire truck sliding down the embankment, however since minor adjustments were made to the plan, he no longer has a concern.

Commissioner Schumacher asked if a second curb cut could be provided on the parcel. David Burke replied that VTrans requires the second curb cut to be an exit only.

The PC requested that the applicant install directional signage so that customers know their options on entering and existing the site.

Commissioner Schumacher MOVED and Commissioner Daly SECONDED a MOTION to open the Public Hearing. The MOTION passed 4-0.

No public comments provided.

Commissioner Daly MOVED and Commissioner Mangan SECONDED a MOTION to close the Public Hearing. The MOTION passed 4-0.

Commissioner Daly MOVED and Commissioner Schumacher SECONDED a MOTION to approve the application according to the Findings and Conditions of a Staff Report dated February 27, 2020, including the following changes:

Finding H8, Lines 277-279: Unbold and replace "____" with "VTrans".

Condition 3: Delete, and renumber remaining conditions accordingly.

Condition 13: Delete and renumber remaining conditions accordingly.

The MOTION passed 4-0.

AGENDA ITEM 4: SKETCH PLAN-PUBLIC HEARING: KATHY PECUE IS PROPOSING A PLANNED UNIT DEVELOPMENT-RESIDENTIAL TO SUBDIVIDE A 10.5 ACRE PARCEL INTO 7 RESIDENTIAL LOTS. THE PROPERTY IS LOCATED AT 84 SUSIE WILSON ROAD IN THE INDUSTRIAL DISTRICT AND MEDIUM DENSITY RESIDENTIAL DISTRICT:

Darren Schibler made the following points on this application:

- The parcel is across from the recently reviewed Bouffard parcel off Susie Wilson Road;
- It is a 10 1/2 acre parcel. The PUD proposal includes 6 lots, an open space lot, and an existing single-family house;
- The proposed clustering of the lots does not meet all the requirements, but it does maximize the area;
- The alternative plan places the lots in the Indian Brook corridor and it would be difficult to get septic placement;
The Subdivision Regulations allow for waivers, and this would be required with the application as proposed.

A request for a density bonus is included with the application request. The provision of a public trail to the scenic overlay is on a steep slope. He would ask that this be relocated.

Jeremy Matosky, president and owner of Trudell Engineering and Colen Johnson provided an overview on this application. Matosky noted the following:

- The property is retained by Kathy Pecue and she owns this as an investment property. She is moving to Florida;
- The parcel includes Indian Brook, steep banks towards the Circ Bypass, and they believe the lands are nice for single-family homes;
- He noted they could ask for a higher density of up to 400%, but wanted to capture demand for starter homes;
- The parcel has mapped constraints and he felt the proposed layout is what the land calls. They had to take a creative approach to this parcel;
- A community septic system is proposed and he explained why the area shown was chosen - noting the soils were sandy and good for a replacement area;
- They tried to create reasonable sized lots, again with starter homes as the goal;
- The driveway was moved closer to the septic area which allows for better refinement of utilities on the lot.

Cohen Johnson referred to the plan, calling out the top of bank; the delineation for the riparian buffer and the river corridor. Matosky showed the scenic waterfall and the existing trail on the parcel. He stated they are looking to protect the natural environment. The ecologist mapped out the best route to the waterfall. The goal is to make a nice experience for the people.

Commissioner Daly said the area looks like it is a sensitive environmental space. He questioned how to deal with the run-off and protect the development and the environment.

Matosky stated the property used to be known as the 'Baker Chicken Farm'. There were concrete foundations, a ballfield, etc. He stated the area proposed for development is not pristine, however the areas outside of the developable area are pristine.

Commissioner Mangan agreed with Daly. He thought the area was too beautiful to level.

Matosky stated they will continue to refine the sketch plan. They are trying to be respectful of the contours of the property and to save the wooded buffers. They purposefully made the septic area look like a grassy meadow.

Chairman Bruso discussed the native trail. He believed the trail should be a benefit to the whole community and not just the landowners. Matosky said they would make it clear that it was a public trail on a dead-end road.

Some of the Commissioners felt challenged with the application as proposed. Matosky showed another sketch that was within strict conformance of the Regulations, however noted that this...
proposal shows strip lots. He would not need to ask for waivers, however he felt the proposal before the PC made more sense. He stated that the parcel has frontage, however lots without direct frontage is not a foreign concept.

Owiso Makuku noted that the houses may want some relativity to the street. Matosky stated that the lots would be sold individually and the owner picks the design.

Commissioner Mangan MOVED and Commissioner Schumacher SECONDED a MOTION to open the Public Hearing. The MOTION passed 4-0.

Steve Dennison, 20 Prescott Street, was concerned on the riparian buffer. Dennison was happy that they moved the entryway. He stated it was a beautiful piece of property with much wildlife.

Gene Dunbar, 78 Susie Wilson Road, spoke to the amount of wildlife on this lot. He asked if there would be a public access to the waterfall on the lot. He asked where people would park as there are no-parking signs on both sides of the street. He stated that he does not want the 35’ buffer between the property lines to be any smaller, and asked that the road be placed on the other side of the pine trees.

Commissioner Mangan MOVED and Commissioner Schumacher SECONDED a MOTION to close the Public Hearing. The MOTION passed 4-0.

Chairman Bruso MOVED and Commissioner Schumacher SECONDED a MOTION to continue the application to the next available hearing date for both the town and the applicant. The MOTION passed 4-0.

AGENDA ITEM 5: MINUTES 2/13/20:

Commissioner Schumacher MOVED and Commissioner Daly SECONDED a MOTION to approve the 2/3/20 minutes as written. The MOTION passed 4-0.

AGENDA ITEMS 7: OTHER BUSINESS: Commissioner Daly inquired if the PC members received and/or read the article he circulated regarding planning in California.

Owiso provided a brief background on her career. She stated that she has started to review the ETC|NEXT Plan.

The meeting adjourned at 7:42 p.m.

Chairman Bruso

By: _____________________________

Dustin R. Bruso, Chair