

WATERBURY PLANNING COMMISSION
Minutes
Thursday, March 24, 2005
OFFICIAL

PRESENT:

Members: Joel Baker, Bob Butler, Joe Greene, Bob Murray, Hal Ranney, Rick Weston

Staff: Steve Lotspeich, Dawn Lee Minter

Public: Jason Bahner, Greg Bakos, Kim and Jane Brown, Paul Brown, Elizabeth Carr, Jack Carter, Ron Clausen, Everett Coffey, Al & Karen Fiebig, John Fischer, William Graves, John and Pat Halloran, Ned Houston, Darren and Emily Higgins, Peter Hirschfield, Jeff Kampion, Jerry McDermott, Mary O'Leery, Scott Rathke, Lefty Sayah, Tom Stevens, Susan Witham

Bob Butler, Chair, called the meeting to order at 7:05 p.m.

COLBYVILLE SIDEWALK/PATH/TRAFFIC CALMING PROJECT

Greg Bakos from the consultant firm of Vanasse Hangen Brustlin, Inc. facilitated public input on the Colbyville Sidewalk/Path/Traffic Calming project. Mr. Bakos stated that they are in the project definition phase. Other phases of the project will include Alternatives Development, Alternatives Evaluation, and Recommendations. Mr. Bakos is planning to have final recommendations to the Planning Commission by the end of the summer.

Pedestrian access on Route 100 and off-road (bypass Route 100) were discussed. The current community path was mentioned as a connector of some kind. Drawings of previous studies and recommendations on the community path are available to the public through Steve Lotspeich.

Greg will take the map and add destinations and connections, and show opportunities for connections, crossings, etc. He will return with a mock up of a skeleton of conceptual ideas.

APP.NO. 05-05-V, JOHN HALLORAN

Bob Butler reopened the site plan review for adding a 300 sq.ft. rear entry addition to the existing Waterbury True Value Hardware store on Route 100 in Colbyville. The applicants were reminded that they are under oath.

Mr. Halloran testified that interior lighting would not be left on after store hours, with the exception of limited security lighting.

The public portion of the hearing was closed.

EXHIBIT LIST:

Exhibit A	Zoning Permit Application
Exhibit B	Application to the Planning Commission for Site Plan Review
Exhibit C	App. to Village Zoning Board of Adjustment for a Variance
Exhibit D	Site Plan dated 2-8-05
Exhibit E	Floor Plans Elevations of Buildings dated 12-24-04
Exhibit F	Notice Sent to Adjacent Landowners

FINDINGS OF FACT

General Description:

This project is a 12' by 24' two-story rear addition to the existing Waterbury True Value Hardware store at 838 Waterbury-Stowe Rd. (Route 100). The entrance will be used for a rear entry to the building providing pedestrian access from the permitted parking area and sidewalk for the Shaw's Supermarket. There will also be a new 6'-wide covered walkway extending from the rear addition to the two rear corners of the building that will be similar to the covered walkway across the front of the building. Two short sidewalks will extend from the sides of the entry addition to the sidewalk along the edge of the parking lot to be constructed in conjunction with the Shaw's Supermarket. The project will be constructed as shown on Exhibits D and E and is further described as follows:

Access to the site off Waterbury-Stowe Rd. (Route 100) will remain unchanged. Circulation on the site will remain unchanged except the existing gravel access drive across the rear of the building will be eliminated. The overhead basement door on the south side of the building will be accessed by a gravel drive from the Shaw's parking area as shown on Exhibit D, and as approved in the Shaw's Site Plan, Permit #01-03-V.

The existing parking areas on the site will also remain unchanged. Regarding landscaping and screening, the only change will be the addition of a concrete retaining wall on the south side of the building in the location shown on Exhibit D. This will create a larger level outside display area off the southwest corner of the building. The area between the rear of the building and the rear property line will be grass with possible flowerbeds.

There will be a maximum of eight new shielded and downcast lights under the roof of the covered walkway along the rear of the building to match the lights under the walkway roof along the front of the building. Each fixture will have one 60-watt incandescent bulb or energy efficient equivalent. No other additional exterior lighting is included in this project. There will be no interior lights in the rear addition left on after business hours with the exception of those needed for security purposes.

Signage for the rear of the building will be placed inside the windows on the rear entry addition and will therefore be exempt from obtaining a zoning permit. The rear building addition will not be visible from Waterbury-Stowe Rd. (Route 100).

Conclusion:

The Planning Commission finds that all applicable site plan review criteria including the Special Considerations in Section 301(i) for projects bordering Route 100.

MOTION: Joel Baker moved and Joe Greene seconded to approve Application Number 05-05-V site plan for adding a 300 sq.ft. rear entry addition to the existing Waterbury True Value hardware store on Route 100 in Colbyville, with the following conditions:

- 1. This permit is granted on the condition that the applicant complete the project consistent with the Commission's findings and conclusions and the approved plans and exhibits.*
- 2. Any lights on the interior of the building that are designed or directed so as to increase the amount of light outside of the building require a revision of the site plan.*

VOTE: Bob Butler, Joel Baker, Bob Murray, and Joe Greene voted to approve the project. Rick Weston and Hal Ranney abstained because they were not at the initial hearing.

VELCO UPDATE

Mr. Weston gave an update on the discovery phase of the VELCO project. Gregg Hill residents submitted a proposal for an alternate route on five landowner's properties. Mr. Weston will submit regular written status reports to the Selectboard and Village Trustees.

APP.NO. 04-05-V, IRVING SAFFRON, WILLIAM HANNON

Bob Butler opened the site plan review for a change of use for the former Gateway Motel/William Wells House at 73 S. Main Street from a motel and apartments to a restaurant/bar, offices and reconfigured apartments. Mr. Hannon and Mr. Brown were sworn in to provide testimony.

Mr. Hannon presented a two-part request: (1) approval of demolition of the Wells House, and (2) change of use for the Williams Wells House.

Mr. Hannon stated that the building would be reconstructed as close to the original structure as possible. He plans to save the interior beams and front door. The intent is to capture all the significant exterior details and characteristics.

Tom Stevens, Lefty Sayah, and Everett Coffey stated that they agree reconstructing a true replica would be an asset to the Village of Waterbury.

The Planning Commission recommended that the applicant contact the Vermont Historic Society about demolishing the structure.

The site plan review was continued to a site walk at on Wednesday, March 30 at 6:30 p.m.

EXEMPTION REQUEST DISCUSSION

The Planning Commission discussed a letter from Charles Grenier, Consulting Engineer, requesting an exemption from site plan review for changes to the approved site plan for Shaw's Supermarket in Colbyville. They agreed to take up the matter at the next Planning Commission meeting on March 30th.

MINUTES

The Planning Commission reviewed the minutes of March 10, 2005.

MOTION: Bob Murray moved and Joel Baker seconded the motion:

The Planning Commission approves the minutes of March 10, 2005, as amended.

VOTE: Bob Butler, Joel Baker, Bob Murray, and Joe Greene voted to approve the motion. Rick Weston and Hal Ranney abstained because they were not at the meeting.

ACTING ZONING ADMINISTRATOR'S REPORT

Town Permits:

<u>App. No.</u>	<u>Owner/applicant</u>	<u>Location/Structure or Use</u>	<u>Date approved</u>
04-05 T	Jones Roger T	Stowbury Prop. Lots 9 & 10 (2 bdr. Garage)	1/11/05
05-05 T	Lisle Scott & Consuelo	Appletree Lane (mud room)	1/13/05
06-05 T	Herbster Richard & Carol	1997 Perry Hill (creating third lot)	1/13/05
07-05 T	Abair Andrew & Karen	49 Howard Avenue (2 dormers)	1/13/05
08-05 T	Brown Edward	Guild Hill (2 fam. Dwelling)	2/1/05
09-05 T	Brown Edward	Guild Hill (sub-division)	2/1/05
10-05 T	Brown Edward	Guild Hill (2 fam. Dwelling)	2/1/05
11-05 T	Haverstick Paul & Patricia	1158 Kneeland Flats (garage add)	2/1/05
12-05 T	Lamphar/Parker	638 E Wind Dr (1 fam dwelling)	2/1/05
13-05 T	Lamphar/Parker	554 E Wind Dr 1 fam dwelling	2/1/05
14-05 T	Marshall Enterprises	6572 Waterbury/Stowe (roof over door)	2/3/05
15-05 T	Viens Chris & Leeanne	Shaw Mansion (sub division)	2/3/05
16-05 T	Woodard Jason & Kobie	261 Keltan Heights (garage)	2/3/05
17-05 T	Rosciolo Dan	1474 Waterbury Stowe Rd (Shed)	3/17/05
18-05 T	Fitzgerald Tim & Hayley	44 E Countryside Dr (4 bdr gar & deck) Referred to ZBA for Variance Review	
19-05 T	Raymond Roy & Francena	216 Mt View Dr (addition) Referred to ZBA for Variance Review	
20-05 T	Grenier Land Co.	Rt 2 (inc. mini storg.)	3/16/05
21-05 T	Grenier / Coffin TV	Rt 2 Sign	3/8/05
22-05 T	La Valley Terry	492 Farr Rd (garage)	3/18/05

Village Permits:

01-05 V	Sheldon Robert	1/25/05 101 Stowe St. (basement apt.)	1/26/05
02-05 V	Delphia Lee & Donna	1/31/05 58 No Main St (porch)	2/1/05
03-05 V	Pilgrim Partnership	1/31/05 Pilgrim Park	2/1/05
04-05 V	Saffron Irving	2/18/05 Referred to PC 73 So Main St (offices & apart.) 838 Waterbury-Stowe Rd (rear ent.) Referred to PC	
05-05 V	Halloran John	2/22/05 and ZBA	
06-05 V	Luce David	3/7/05 83 So Main St (office storage)	3/16/05

PLANNER'S REPORT

STATE PERMITTING ACTIVITY:

5W0022-4, Jeff Hachmann & Julie Kumin-Hachmann, Act 250 Land Use Permit Amendment issued for expanding the existing Mesa building at 2651 Waterbury-Stowe Rd.

WW-5-3052, Bertha Joslyn Longe Estate, Wastewater System and Potable Water supply Permit issued for a two-lot subdivision on Gregg Hill Rd.

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Dawn Lee Minter