

WATERBURY PLANNING COMMISSION
Thursday, April 28, 2005
OFFICIAL MINUTES

Members: Joel Baker, Rebecca Ellis, Joe Greene, Darren Higgins, Hal Ranney, Rick Weston

Staff: Steve Lotspeich, Dawn Lee Minter

Public: Robert Alexander, Lisa & Michael Bravin, Bob Butler, Everett Coffey, Ruth Connelly, Steve Van Esen, John Fischer, Bill Graves, Bob Provost, Michael Rossi, Dave Russo, Lefty Sayah, Ed Steele

Rick Weston, Vice Chair, called the meeting to order at 6:30 p.m. at Pilgrim Industrial Park.

APP.NO. 07-05-V, PILGRIM PARTNERSHIP, MAYFLOWER MANAGEMENT, LLC

Mr. Weston re-opened the site plan review and site walk for a 34,000 sq.ft. industrial/commercial building with storage, warehousing, and business offices, in Pilgrim Industrial Park in the Village of Waterbury. Individuals who wished to provide testimony were reminded that they are under oath. Joe Greene, the project architect showed the Planning Commission members the location of the proposed building that was staked out. Various aspects of the project were discussed including the scale of the building, locations of the two access driveways, parking, and existing trees and wetlands to be retained. The site plan review was recessed to be continued later in the meeting at 9:00 p.m.

The meeting was re-convened by Rick Weston, vice-chair, at 7:00 p.m. at the Waterbury Municipal Offices.

INTERIM ZONING BYLAWS DISCUSSION

The Planning Commission and members of the community discussed possible interim zoning bylaws that would limit density for multi-family dwelling units in various zoning districts. Mr. Lotspeich displayed zoning maps of the Town and Village, pointing out the various zoning districts and their respective densities. He also gave examples of current density in various existing housing developments in the Town.

Michael Bravin expressed concern about the density of the McDermott project.

Mr. Lotspeich outlined the two different processes for pursuing changing density standards in Waterbury: (1) develop interim zoning bylaws, or (2) develop permanent amendments to the zoning bylaws.

Village Trustees Everett Coffey and Lefty Sayah were in attendance representing the Village Trustees. Mr. Coffey stated that he would support four and a half units per acre in the Village Commercial district. Mr. Sayah stated six units per acre in the Village Commercial district would be the maximum he supports. Both Trustees support the Planning Commission development of interim zoning regulations.

Dave Russo expressed concern regarding the recent zoning amendments for the Village Commercial Zoning District. He also expressed concern about the current Village annexation process and future areas that could be annexed and the zoning could be changed to allow multi-family housing.

The Planning Commission indicated that they would like to hear from the Selectboard on this issue. Mr. Lotspeich will request time at the next Selectboard meeting on behalf of the Planning Commission. Time will be set aside on the next Planning Commission meeting agenda to deliberate on how to proceed.

Mr. Lotspeich will draft an interim bylaw for the next meeting.

APP.NO. 09-05-V, GERALD & MARY McDERMOTT

Mr. Weston opened the site plan review for Phase II, 16 additional units, and an overall Master Plan for a multi-family housing development on the former Gould Property off Blush Hill Road and Route 100 in Colbyville. The applicants and members of the public who wished to provide testimony were sworn in.

Gerry McDermott presented an overview of the proposed Phase II portion of the housing development. The Master Plan is a total of 102 units, including the nine units that have already been approved.

Mr. McDermott stated that there is approximately 3,000 square feet of wetlands on the property that will be impacted and filled by the development. VELCO's transmission line will be moved slightly from the current Green Mountain Power line. The proposed site has approval for power for 25 units per year, until the new transformer is installed at the Green Mountain Power substation near the Waterbury Agway store. After that time, there will be no limitations on the number of units allowed to be put on line per year. Mr. McDermott indicated that the proposed housing development would take approximately four years to complete.

Mr. McDermott confirmed the proposal includes plans to install a pedestrian path from the development to Route 100. He did not have details.

Bob Alexander presented the traffic impact from the proposed project. Testimony given by Mr. Alexander is clearly outlined in his written traffic report that was submitted. His work includes the Shaw's traffic increases, which are reflected in the 2010 numbers. There is reserve capacity at signals. The numbers in the report are for overall intersection performance. The intersection of the proposed access road and Blush Hill Rd. meets the state requirements for corner sight distance.

Mr. Bravin requested the specific level of service for the left turns onto Route 100 northbound off Blush Hill Rd. at the traffic light. Mr. Alexander responded that the current level of service is B and in 2010 will be reduced to D. No additional mitigation is proposed for this project.

Mr. Lotspeich will contact Mr. McDermott on the legal procedure for amending the zoning and site plan review applications to reflect the entire project with 93 additional units versus the 16 additional units.

A site visit was scheduled for Thursday, May 12 at 6:00 p.m. The site plan review was continued to the Planning Commission's next meeting on May 12, 2005 from 7:00-8:30 p.m.

APP.NO. 07-05-V, PILGRIM PARTNERSHIP, MAYFLOWER MANAGEMENT, LLC

Mr. Weston re-opened the site plan review for the 34,000 sq.ft. industrial/commercial building in Pilgrim Industrial Park.

Planning Commissioners Joe Greene and Joel Baker recused themselves from this site plan review because they are directly involved in the project.

Mr. Greene gave a brief overview of the project to refresh all in attendance. As requested by the Planning Commission at the previous hearing, the site plan reflected connectivity via pedestrian access from Pilgrim III to the proposed project, and a planting of Norway Maples along southern access road. The applicant submitted an amendment to the application reflecting that the oak trees originally scheduled have been changed to Norway Maples, and an additional four Norway maples have been added to the plan on the other side of the same access road.

Mr. Greene stated that the proposed site plan meets the criteria for special considerations of projects adjacent to Interstate 89. The two-way access driveways will be paved in the spring, giving the ground time to settle after construction is completed in the fall. The applicant will recommend to the Town of Waterbury that the existing intersection of Park Row, Pilgrim Park Road, Railroad Street, and the southern access road to the site have three stop signs with no stop sign on the Park Row approach.

The applicants agreed that future parking would be incorporated with this proposed project parking and will be located behind the future building.

The public portion of the hearing was closed.

EXHIBITS:

- Exhibit A Zoning Permit Application
- Exhibit B App. to the Planning Commission for Site Plan Review
- Exhibit C Site Plan dated 4-20-05
- Exhibit D Landscaping and Lighting Plan dated 4-20-05
- Exhibit E Building Floor Plans and Elevations dated 4-12-05
- Exhibit F Lighting Cut Sheets
- Exhibit G Traffic Impact Study dated 4-11-05
- Exhibit H Notice Sent to the Adjacent Landowners dated 4-1-05

FINDING OF FACT:

General Description: This project is a 34,000 sq. ft. industrial/commercial building in Pilgrim Industrial Park in the Village of Waterbury. The anticipated uses in the building will include storage, warehousing, distribution and business professional offices. There will be 20,000 sq. ft. of offices in the central two-story portion of the building. There will be 7,000 sq. ft. of one-story warehousing/storage/distribution space in the northern wing of the building and 7,000 sq. ft. of garage and warehousing/storage/distribution space in the south wing of the building.

The building will be approximately 300' long by 100' wide (at the widest point) by 40' tall. The building materials for the exterior walls will be a combination of masonry units for the lower

section, ship-lap horizontal siding for the middle section, and steel or stucco faced panels for the upper section. The sloped sections of the roof will be standing seam metal. The colors of the building will generally be earth tones such as tan, green, and brown.

The maximum number of employees in the building will be 80. Approximately 1/3 of the employees will be in the 14,000 sq. ft. of warehousing/storage/distribution. The remaining 2/3 of the employees will be working in the 20,000 sq. ft. of offices.

This project will be as shown and described in Exhibits C through G and is further detailed as follows:

Traffic Access: The building will be accessed primarily by Park Row off S. Main Street (Route 2 and 100), and secondarily by Railroad Street, as shown on Exhibit C, the Site Plan. The existing intersection of Park Row, Pilgrim Park Road, and Railroad Street will have the access drive into the new 34,000 sq. ft. building as the fourth leg of the intersection. This intersection will have three stop signs with no stop sign on the Park Row approach. All semi-trailer trucks will use Park Row to access the site. Railroad Street is a Village of Waterbury street and smaller trucks and cars will continue to use it for access to this building as well as the rest of Pilgrim Industrial Park. Exhibit G, the Traffic Impact Study details access to the site and the traffic impacts at the nearby intersections.

Circulation and Parking: Traffic circulation on the site will be via the various two-way paved driveways shown on the Site Plan and the two-way aisles in the parking lots. A large paved turn-around area to the north-east of the building will provide a maneuvering area for trucks backing up to the loading docks as shown on the Site Plan.

Pedestrian access to the site will be as shown on Exhibit D, the Landscaping and Lighting Plan. A 5'-wide concrete sidewalk will connect the building to the intersection of Park Row, Railroad Street, and Pilgrim Park Road where a crosswalk will connect to the existing sidewalk. There will be a 5'-wide sidewalk in front of the building connecting the parking and entrances. A 5'-wide sidewalk will also connect the building to the permitted Pilgrim III building to the south-east of the site as shown on Exhibit G and will be installed at the time the Pilgrim III building is constructed.

There are 92 parking spaces shown on Exhibit C, the Site Plan. There will be maximum of 25 employees working in the warehouse/storage/distribution portion of the building. The parking requirement for this portion of the building is 25 spaces. The 20,000 sq. ft. of office space requires 67 spaces for a total parking requirement of 92 spaces. This site is capable of future development that will screen the front parking lot. Additional parking will be to the rear of the future building that will be located across Railroad Street from the Station Lumber building.

Landscaping, Screening, and Exterior Lighting: Landscaping and screening will be as shown on Exhibit D, the Landscape & Lighting Plan. Areas of existing vegetation will be retained on the site as shown on Exhibit D. The existing Class III wetland to the east of the building will remain undisturbed. The grass swales and stormwater management ponds will be as shown on Exhibits C and D.

There will be an 18,000 gal. above-ground propane tank located to the east of the building as shown on Exhibit C. There will be a 6' tall chain link fence surrounding a portion of the tank. The existing vegetation to be retained on the site will partially screen the tank.

Exterior lighting on the site will include ten single fixture shoe-box style area Rudd, or equivalent, cutoff flood lights on 18' tall standards and 2' tall bases as shown on Exhibit D, the Landscaping and Lighting Plan, and Exhibit F, the Lighting Cut Sheets. Each fixture will have one 250-watt metal halide bulb. There will be five wall-mounted Rudd, or equivalent, deep-shielded fixtures with one 32-watt bulb each. These wall-mounted fixtures will be located as shown on Exhibit D. All fixtures will be downcast and shielded. The pole lights will stay on all night. The wall-mounted lights will be turned off at 10:00 p.m.

Conclusion: The Planning Commission finds that all applicable site plan review criteria including the Special Considerations for projects bordering Interstate 89, are met.

MOTION: Rebecca Ellis moved and Hal Ranney seconded to approve Application Number 07-05-V, Pilgrim Partnership, Mayflower Management, LLC, for a 34,000 sq.ft. industrial/commercial building with storage, warehousing, and business offices, in Pilgrim Industrial Park in the Village of Waterbury, 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: Rebecca Ellis, Darren Higgins, Hal Ranney, and Rick Weston voted in favor and the motion passed. Joel Baker and Joel Greene recused themselves from this site plan review because they are directly involved in the project.

DISCUSSION OF RIDGELINE/HILLSIDE/STEEP SLOPES PROJECT

The discussion regarding draft regulations and design guidelines for the Ridgeline/Hillside/Steep Slopes project was tabled to a special meeting on Thursday, May 5 at 7:30 p.m.

MISCELLANEOUS

Mr. Lotspeich reported that he met with staff of the Central Vermont Regional Planning Commission to discuss specific amendments to our Zoning regulations required to the new chapter 117 of the state statute passed by the Legislature last year. A copy of the zoning regulations was marked up with the required changes. Mr. Lotspeich will be creating a red-line draft of the zoning regulations for review by the Planning Commission.

SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

MOTION: Hal Ranney moved and Joe Greene seconded the appointment of Rick Weston as Chair, and Rebecca Ellis as Vice-Chair of the Planning Commission.

VOTE: The Planning Commission voted unanimously to carry the motion.

The Planning Commission recognized and thanked Bob Butler for four and a half years of service to the community as a member of the Planning Commission.

ADJOURNMENT

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

Respectfully submitted,

Dawn Lee Minter