

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
Wednesday, June 15, 2005
OFFICIAL

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

Staff: Carl Garbelotti, Dawn Lee Minter, Stephen Lotspeich

Public: Bob Alexander, Mary Helen and Jim Bayerle, Michael Brown, Linda and Robert Davidson, William Graves, Tricia Harper, Kurt Hekeler, Rolland Lafayette, Gerry McDermott, Erik Nelson, Bob Oden, Bob Provost, Alfredo Raton, Carolyn Ritter, Maureen and Saffi, Andres Torrizzo

The meeting was called to order by Rick Weston, Chair, at 7:00 p.m. Mr. Weston introduced the newest member of the Planning Commission David Russo and the new Zoning Administrator Carl Garbelotti.

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

The site plan review was re-opened for 81 additional units of a multi-family housing development on the former Gould Property off Blush Hill Road and Route 100 in Colbyville. Mr. Weston affirmed/swore in those who wished to provide testimony.

David Russo recused himself from this site plan review.

Mr. McDermott presented an overview of the proposed development and reviewed the particulars of each building on the 8-1/2-acre parcel.

Building A: Two stories with 14 units and parking under
Building B: Four stories with 14 units and parking under
Building C: Two stories with 6 units
Building D: Three stories front wTwo stories with 20 units and parking under
Building E: Three stories front w Two stories with 24 units and parking under
Building F: Three stories with 6 units and parking under
Parking: 81 covered spaces and 100 uncovered. The required is 122.

Mr. McDermott pointed out a pedestrian walkway on the plan that connects from the Blush Hill entrance to the proposed traffic light at Route 100.

The proposed site exterior lighting will include 12 poles with an overall height of 12-feet. Mr. McDermott stated that the poles will be timed to switch off at 10p. There will also be matching 100-watt motion light fixtures over the garages every two cars, and surface mounted motion lights in the doorway areas and on each side of door and eaves.

The landscaping plan was reviewed in detail. Mr. McDermott testified that they will try to preserve as many existing trees as possible. There will be footbridges across wetlands in two separate places.

Mr. Brevin mentioned a discussion he had with VELCO about pole height and the impact on landscaping. Mr. McDermott stated that if VELCO decides not to move the pole, he will adjust

the size of the retention pond to accommodate the existing pole. Mr. McDermott stated that he is willing to discuss landscape screening with property abutters.

Trisha Harper asked Mr. McDermott if there were any children's play area in the plan. Mr. McDermott testified that he does not have any play area on his plan.

Mr. Alexander discussed traffic capacity at the Blush Hill signal with a comparison of build and no-build projected out to 2005 and 2010, outlining the level of service on turning movements and overall intersection. He submitted a June 13, 2005 revised Traffic Impact Report.

Mr. Oden testified about his experience with the intersection of Blush Hill and Route 100.

Mr. Gerlach suggested that the Planning Commission look at the 30-minute peak.

Members of the public pointed out discrepancies in Mr. Alexander's testimony/evidence.

The Planning Commission discussed the process expiration period of this site plan review. The first review occurred on April 28, 2005. The 60-day period expires on June 27, 2005.

The Planning Commission encouraged members of the public to submit written comments to Steve Lotspeich.

Andres Torizzo of Ross Environmental presented information on stormwater retention. A stormwater pond will control runoff from the entire site. The pond discharges to an existing swale and a culvert under Route 100. There will be an 8-foot wide aquatic bench around the interior perimeter of the stormwater pond. Mr. Torizzo testified that snow removal was not considered in the stormwater impact.

The Planning Commission requested that the applicant submit a snow removal plan, along with a list of other information.

The Planning Commission continued the meeting to Wednesday, June 22, 2005, at 7:00 p.m. at the Waterbury Fire House.

APP.NO. 48-05-T, MICHAEL T. MACLEOD

The site plan was opened for two new greenhouses and a 720-square foot three-season shed at Evergreen Gardens on Route 100. Mr. MacLeod was sworn in to provide testimony.

Mr. MacLeod presented the plan and described the greenhouses in detail. He testified that their will be no additional exterior lighting. The building will be a standing seam with a green metal roof and skylights.

EXHIBITS:

- Exhibit A Zoning Permit Application
- Exhibit B App. to the Planning Commission for Site Plan Review
- Exhibit C Site Plan dated 5-30-05
- Exhibit D Typical End Elevation and Photos of Similar Greenhouses dated 9-13-04
- Exhibit E Notice Sent to the Adjacent Landowners dated 6-03-05

FINDING OF FACT:

General Description: This project is two new 30' x 96' x 13' tall greenhouses and a 25' x 31' sales barn attached to the front end of one of the new greenhouses. These structures are located at Evergreen Gardens on Route 100 as shown on Exhibit C, the Site Plan. The new greenhouses will replace two existing smaller greenhouses. The new greenhouses will be used for both growing plants and for direct retail sales of plants.

One of the two existing greenhouses will be relocated to a location at the rear of the main garden center building. This relocated greenhouse will be used only for growing horticultural plants with no direct retail sales to customers. The existing growing greenhouse on this site at the rear of the main building will be relocated to the northeast of the existing barn and will also be used only for growing plant material. Both of these relocated greenhouses will meet current setbacks but are exempt from local zoning by state statute because they are used for agricultural purposes.

The 25' x 31' x 18' tall sales barn will be located on the north end of the new greenhouse that will be closest to the main building. This will be an enclosed wood frame structure that will be used during the spring, summer, and fall for sales of garden center items, especially plants, supplementing the sales from inside the main building. The structure will have earth tone colored wood siding and a green colored metal roof to match the existing main garden center building.

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

Traffic Access:

The building will continue to be accessed off Route 100 by a short section of Cabin Ln. and the driveway for the site.

Circulation and Parking:

Traffic circulation and parking on the site will remain unchanged and will not be impacted by the new structures.

Landscaping, Screening, and Exterior Lighting:

Permanent landscaping and screening on the site will remain unchanged. The display areas for plants for sale in the vicinity of the greenhouses and new sales barn will be reorganized to accommodate the new structures. There will be a significant amount of plant material, including trees, that will continue to be displayed between the new structures and Route 100 providing screening for the view of the structures from Route 100.

There will be no additional exterior lighting on the site.

Conclusion:

The Planning Commission finds that all applicable site plan review criteria including the Special Considerations for projects bordering Route 100, are met.

MOTION: Rebecca Ellis moved and Hal Ranney seconded to approve Application No. 48-05-T, site plan for two new greenhouses and a 720-square foot three-season shed at Evergreen Gardens on Route 100.

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 the building require a revision to the site plan.*

VOTE: The Planning Commission carried the motion unanimously.

DRAFT REGULATIONS, DESIGN GUIDELINES, AND VIEWSHED OVERLAY MAP FOR RIDEGELINE/HILLSIDE/STEEP SLOPES PROJECT

Mr. Lotspeich gave an update on the project.

ACTING ZONING ADMINISTRATOR'S REPORT

Town Zoning Permits

<u>App. No.</u>	<u>Applicant (Landowner)</u>	<u>Location & Use</u>	<u>Approved</u>
44-05-T	Shawn Sullivan	73 Nannacher Road	6/6/05
45-05-T	Frederick & Eleanor Moore	78 Thatcher Meadow Lane (addition)	
46-05-T	Steve Salls & Angela Stowe	228 E. Wind Dr. (mobile home)	
47-05-T	Arnot Development Group	390 Lonesome Trail, Lot 2 (house)	6/10/05
48-05-T	Michael & Carol MacLeod	15 Cabin Lane (greenhouses & shed)	
49-05-T	Steven & Barbara Corliss	256 E. Wind Drive (mobile home)	
50-05-T	Susan & Stephen Fishman	438 Guptil Road (garage & porch)	6/15/05
51-05-T	Sidsel Heney	81 Town Rooa (garage & porch)	
52-05-T	Michael & Marion Abajian	252 Jenny Davis Road (house)	
53-05-T	Charles & Joyce Morrell	483 Valley View Road (garage)	

Village Permits

15-05-V	Vt. State Hospital	103 S. Main Street (entry canopies)	6/10/05
16-05-V	Anderson & Merchant	25 N. Main Street (deck)	6/15/05
17-05-V	Carol Perry	33 Winooski Street (deck)	6/13/05
18-05-V	Cotnoir/Anderson/Provost	Rt. 100 & Mill Road (res. & comm. bldg.)	
19-05-V	Corey & Kelly Hackett	22 Elm Street (deck)	6/15/05
20-05-V	Kyle Russell	9 Union Street (deck & addition)	6/15/05

Enforcement

Mr. Steve Salls was approached about his trailer on Route 2.

MISCELLANEOUS

The Planning Commission discussed definitions of by-law terms.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Dawn Lee Minter
Secretary