

Town & Village of Waterbury
Development Review Board
Approved Hearing Minutes & Decision #09-16-T
Date: March 2, 2016

Board Members Present: Jeff Larkin, Chair: Dave Rogers; Nat Fish; Mike Bard

Staff Present: Steve Lotspeich, Acting Zoning Administrator; Patti Spence, Secretary

Application #09-16-T, Katherine Fritz, Alex Chernomazov, for Site Plan and Conditional Use Review for an environmental education Sustainability Center located in the Route 100 Zoning near the southwest corner of Waterbury-Stowe Rd. and Gregg Hill Rd. Waterbury Center, VT 05677 (Tax Map #09-029.100).

Present and Sworn in:

Alex Chernomazov, Applicant

Chris Austin, Consultant

Craig Gibbs, representing adjoining landowner

Eric Chittenden, adjoining landowner

This project is for an environment education center that includes two pavilions, a gravel parking area, and walking trail leading to an outdoor area with educational exhibits. Access will be off Gregg Hill Rd. following the existing access driveway.

EXHIBITS

- Exhibit A: Application #09-16-T
- Exhibit B: Site Plan dated 2-04-2016, updated
- Exhibit C: Photographs of similar pavilions and interpretive exhibits
- Exhibit D: Letter from Grenier Engineering, PC, describing the project dated 2-5-16
- Exhibit E: Notice of Public Hearing, published 2-11-2016
- Exhibit F: Letters to Adjoining Landowners, dated 2-12-2016
- Exhibit G: Information sign
- Exhibit H: Email from Barbara Tomasi dated 3-02-16
- Exhibit I: Landscape and aerial photos

TESTIMONY

1. The applicant plans to open the facility in Spring, 2017.
2. There will initially be three categories of exhibits: renewable energy, hydro power, and sustainable transportation.
3. Long term plans may include two rental cabins & tree houses, a workshop yurt, and a food venue. These would be permitted at a later date.
4. Road signs and signage for the site were presented on an updated Exhibit B. There will be five information/educational signs that will have 3' x 4' panels.
5. This site is on the south end of Gregg Hill Rd., approximately across Route 100 from Michael's on the Hill Restaurant.
6. Anticipated / hopeful traffic is 50 +/- vehicles per day.
7. There is an existing State wastewater and water supply permit for the site.
8. At the time of the opening there would be chemical toilets utilized.
9. Composting toilets would be added that would be built into a hillside so there would access to the composted material at the lower level.
10. There is no need for a proposed second well, which was approved previously in a the wastewater and water supply permit.
11. It was asked if the Green Mountain Club had any similar information programs - the applicant is not aware of any.
12. The facility would be open during daylight hours - 7 am - 9 pm - Monday thru Sunday - seasonally from April through November.
13. At the first phase of the project there will be barrels for collection of trash and recyclables. If a dumpster is added at a later date it will be screened and shielded.
14. There will be a securable entrance gate and a security system for the site.
15. An anticipated second section of the parking area is identified on the Site Plan and will be approved under this permit.
16. Any lighting will be inside the roof system for the shelters and will be downcast and shielded.
17. This is a for-profit venture.
18. The concerns from Barbara Tomasi, Exhibit H, were addressed. The area she identified is at the north end of Gregg Hill Rd. whereas the property is at the south end of the road.

FINDINGS OF FACT

1. This project is located in the Route 100 Zoning District. The use is a combination of Recreation/outdoor and Recreation/amusement facility, even though the use is primarily educational. These are both conditional uses requiring review under the conditional use and site plan review criteria. In addition to the standard review criteria in sections 301(f) and 303(e), the special criteria for projects in the Route 100 Zoning District in Sections

301(g) and (h) and the Special Considerations for projects bordering Route 100 in Section 301(j) apply.

2. The purpose of the sustainability center is to provide educational exhibits on energy efficiency and other sustainable practices on a local small scale in an enjoyable outdoor recreation atmosphere.
3. The two pavilions will be a 20' x 30' welcome center with chemical toilets and a 25' x 40' exhibit pavilion. They will be similar in design to the photos of the pavilions in Exhibit C.
4. Future structures will include two yurts, two rental cabins, composting toilet facilities, and a solar farm. These future structures are not being permitted for construction at this time, however approval is sought for their general location on the site.
5. The vehicular access to the site is via the existing curb cut on Gregg Hill Rd. There will be no vehicular access from Waterbury-Stowe Rd. (Route 100). The existing gravel access drive into the site will be widened to 18' accommodate two-way traffic.
6. Vehicular circulation through the site will be via the aisle in the gravel surface parking areas and a 12' wide walking path that will access the 25' x 40' pavilion and will also serve for vehicular access for maintenance.
7. An 11 space gravel parking area will serve the first phase of development with a future section for approximately an additional 9 vehicles. Both sections are approved for a total of 20 spaces.
8. Landscaping and screening for the parking area will primarily be the existing rolling meadow and the existing trees and shrubs as shown on Exhibit B, the Site Plan, and Exhibit I, Landscape and aerial photos
9. There will be two ground signs in the locations shown on Exhibit B, the Site Plan. Approval for two ground signs is sought so the facility can be identified from Route 100 in advance of the Gregg Hill Rd. turn, and at the main entrance to the facility.
10. The property is located in the Route 100 Zoning District and the criteria in Sections 300(g) and 300(h) apply. A minimum of 25% of the road frontage (215') along Waterbury-Stowe Rd. will remain undeveloped for a depth of 250' as shown on Exhibit B, the Site Plan. A minimum of 50% (6+ acres) of the entire 12+/- acre site, including the area described above, will remain undeveloped.
11. Interpretive exhibits on the site will include five freestanding signs with one 3' x 4' panel = 12 sq. ft. each as shown on Exhibit G, Information sign.

Conclusion

Based upon these findings (and subject to the conditions set forth below) the Waterbury Development Review Board concludes that application #09-16-T for

Site Plan and Conditional Use Review for an Environmental Education Sustainability Center, to initially include two pavilions, a 20-space parking area, and a walking trail, located in the Route 100 Zoning District near the southwest corner of Waterbury-Stowe Rd. and Gregg Hill Rd. Waterbury Center, VT 05677 (Tax Map #09-029.100), meets the standards in Sections 301(f) and 303(e), the special criteria for projects in the Route 100 Zoning District in Sections 301(g) and (h) and the Special Considerations for projects bordering Route 100 in Section 301(j).

Motion

On behalf of the Waterbury Development Review Board Dave Rogers moved and Mike Bard seconded the motion to approve application 09-16-T for an Environmental Sustainability Center with approval of 2 ground signs no larger than 40 sq. ft. total, with the following conditions:

- 1. The applicant completes the project consistent with the Board's findings and conclusions and the approved plans and exhibits;*
- 2. Any lighting shall be downcast and shielded.*

VOTE: The motion passed unanimously.



, Chair

Date: 3-16-16

THESE MINUTES WERE APPROVED ON March 16, 2016

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.