

**Town & Village of Waterbury  
Development Review Board  
Approved General Meeting Minutes  
April 6, 2016**

**IN ATTENDANCE:**

Board members: Jeff Larkin, Chair; David Frothingham; Martha Staskus; Dave Rogers, Mike Bard

Staff: Steve Lotspeich, Community Planner; Dina Bookmyer-Baker, Zoning Administrator; Patti Spence, Secretary

Public: Rob Dombrowski

The meeting convened at 6:30 pm. See separate decisions for the following projects:

**6:30 p.m.**      **Application #12-16-T, Penny Raymond and Bruce Therrien**, for Ridgeline, Hillside, Steep Slope (RHS) Overlay District review for a proposed a single-family house, barn/shed, and related site work on the previously approved Lot at 201 Sugarhouse Rd., in the RHS Overlay District, Waterbury Center, VT 05677 (Tax Map #10-023.000).

**APPROVAL OF PRIOR MINUTES & DECISIONS:**

David Frothingham moved and Dave Rogers seconded the motion to approve the general minutes of 3/16/16 and the hearing decisions for the following applications as amended:

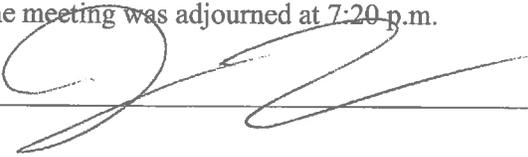
#10-16-T J.T.J. LLC: site plan and FHA review for a pavilion at 1901 Route 2;

#11-16-T Ryan/ Oberg: RHS review for new single-family dwelling on Lot #6, Dundalk Road;

#2-16-V Main Street Cottages LLC: FHA review for eight single-family dwellings at O'Hear Ct.

Vote: Passed unanimously.

The meeting was adjourned at 7:20 p.m.

  
\_\_\_\_\_, Chair

Date: 4-20-16

THESE MINUTES WERE APPROVED ON 4-20-16

**Town & Village of Waterbury**  
**Development Review Board**  
**Approved Hearing Minutes & Decision —April 6, 2016**

Board Members present: Jeff Larkin, Chair; Martha Staskus, Dave Rogers, Mike Bard, Dave Frothingham

Staff attending: Steve Lotspeich, Community Planner, Dina Bookmyer-Baker, Zoning Administrator, Patti Spence, Secretary

Owner/Applicant: Penny Raymond and Bruce Therrien  
Address/location: 201 Sugarhouse Rd., Waterbury Center, VT 05677  
Zone: Low-Density Residential (LDR) zoning district  
Ridgeline, Hillside, Steep Slope (RHS) overlay district  
Application #: 12-16-T  
Tax Map #: 10-023.000

---

Present and sworn in:  
Bruce Therrien, Applicant

**Guiding ordinance sections**

Section 300—Zoning Permits  
Section 301(b)—Site Plan Review / Submission Requirements  
Table 5.1—Use Regulation Table  
Table 5.2—Dimensional Requirements by District  
Article X: Ridgelines, Hillsides, Steep Slopes

**Introduction**

Applicant seeks approval to construct a single-family dwelling, a barn/shed, and conduct related site work on the undeveloped lot at 201 Sugarhouse Road. The parcel was created in 2009 as part of the 5-lot Callan subdivision, approved by the ZBA (permit #27-09T). The parcel is located in the Low-Density Residential (LDR) Zoning District and the Ridgeline, Hillside, Steep Slope (RHS) Overlay District.

**Exhibits:**

Application #12-16T (6 pages: Zoning Permit, addendum, Overlay District—RHS), submitted 3/4/16  
A: Project narrative, addressing the conditional use criteria  
B: Project narrative, addressing the ridgeline, hillside, steep slope overlay district requirements  
C: Aerial map from ANR Atlas, showing no uncommon, rare, threatened, or endangered species.  
D: Floor plan for proposed single-family dwelling with attached garage.  
E: Site plan.  
F: Elevations, single-family dwelling  
G: Elevations, barn/shed  
H: Stormwater Plan Overview (sheet SW-1)

- I: Stormwater and Erosion Prevention plan (sheet SW-3)
- J: Notice of Public Hearing, published 3/17/16
- K: Letters to adjoining landowners, dated 3/11/16

### Testimony

1. Clearing is less than .7 acres
2. The exterior finish is barn siding and hemlock.
3. There is no visibility of the lot from any public road.

### Findings of Fact

1. Penny Raymond and Bruce Therrien own a 5.5± acre parcel located at 201 Sugarhouse Road. The parcel is undeveloped and lies within the LDR zoning district and RHS overlay district.
2. The single-family dwelling will be located  $\geq 75'$  from the side, 75' from the rear, and  $>$  than 70' from the front property lines. The dwelling will be 18'6" high. The barn/shed accessory structure is shown on the site plan (Exhibit E) within the building envelope. The barn will be 20' high.
3. Lot #5 of the of the 5-lot Callan subdivision, was approved under permit #27-09T.
4. The LDR zoning district requires a minimum lot size of 5 acres, a maximum height allowance of 35 feet, a front setback of 70', and rear and side yard setbacks of 75'. The lot and the proposed structures meet these dimensional requirements.
5. The home site on the lot was previously cleared under zoning permit #27-09T with driveway access to Sugarhouse Road, a private road.
6. The property also lies within the Ridgeline, Hillside, Steep Slope overlay district, with elevations ranging from approximately 1320 feet in elevation (FIE) to 1370 FIE. The elevation at the future house site is at approximately 1360 FIE. Section 1001(b) states that development at or above 1,200 FIE but below 1,500 FIE shall be considered "minor" development.
7. In addition to the site plan (Exhibit E), the application includes floor plans (Exhibit D) and elevation drawings (Exhibits F and G).
8. Section 1003(a) states that a site development plan for a minor development shall include information as required pursuant to Section 301(b) with the exception of a grading plan unless otherwise determined by the Development Review Board.
9. Section 1001(c) states that permitted uses in the underlying district (in Use Regulation Table 5.1) shall be treated as conditional uses in the RHS Overlay District.
10. The application includes a narrative addressing the conditional use criteria (Exhibit A) and the ridgeline, hillside, steep slope overlay district requirements (Exhibit B).

11. This project was referred to the DRB for Site Plan, Conditional Use, and RHS overlay district review.

**Conclusion**

Based upon these findings and subject to the conditions set forth below, the Waterbury Development Review Board concludes that application 12-16-T for Ridgeline, Hillside, Steep Slope (RHS) Overlay District review for a proposed a single-family house, barn/shed and related site work on the previously approved Lot 5 at 201 Sugarhouse Rd., in the RHS Overlay District, Waterbury Center, VT 05677 (Tax Map #10-023.000) meets the standards set in:

Section 300—Zoning Permits

Section 301(b)—Site Plan Review / Submission Requirements

Section 303 - Conditional Use

Table 5.1—Use Regulation Table

Table 5.2—Dimensional Requirements by District

Article X: Ridgelines, Hillside, Steep Slopes

**Motion**

On behalf of the Waterbury Development Review Board, Mike Bard moved and Dave Rogers seconded the motion to approve application #12-16-T 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. *All exterior lighting shall be downcast and shielded.*

VOTE: Passed unanimously.

 , Chair

Date: 4-20-16

THESE MINUTES WERE APPROVED ON  4-20-16

**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.*