

**CITY OF VERGENNES
DEVELOPMENT REVIEW BOARD
MINUTES
REGULAR MEETING
MONDAY, FEBRUARY 3, 2014**

Members Present: Jason Farrell-Chair, Peter Garon, Brent Rakowski, Alexandria McGuire, Don Peabody, Steve Rapoport

Members Absent: Carrie Barrows

Guests: Kevin Hanson, Jamie Simpson, John Pettis, Wayne Godette, Peter Kahn, Brett Bartlett, Peter Halpin, John Emerson, Debra Emerson, Mark Mitchell, Dencie Mitchell, Mike O'Daniel

Present: Zoning Administrator Mel Hawley

1. **Review and accept minutes of previous meetings** – deferred

2. **Public Hearing - UTC Aerospace Systems, 100 Pantan Road, Accessory Structures Waste Disposal and Scrap Metal Roll-offs, Site Plan and Conditional Use Review**
Jason Farrell read the public notice and swore in Kevin Hanson of UTC and abutting property owner John Pettis. Kevin Hanson, Facilities Manager at UTC Aerospace Systems gave a brief overview of their application involving a building that will house their construction and demolition waste and scrap metal roll-off containers. He said they currently use temporary canvas structures and prefer to have them in a more permanent structure. Kevin explained the second part of their applications involving an old building that was torn down and their plan to locate two 40' shipping containers for storage of the chemicals. Members wondered if there was any exterior lighting planned or any proposed landscaping. Kevin said there is no electricity is available in this part of the site and thus no exterior lighting planned. Kevin said there is no additional screening proposed given the natural vegetation that already exists. He said that the building and storage containers are approximately 175 feet from the abutting property. Abutting property owner John Pettis said he had no comments on the proposal. With no further testimony made, Don Peabody moved the close the hearing and direct Zoning Administrator Hawley to draft an affirmative decision on the application. The motion was seconded by Brent Rakowski with all voting in favor.

3. **UTC Aerospace Systems, 100 Pantan Road, Compressed Gas Decanting Station, Site Plan Review, Conditional Use Review**

Kevin Hanson presented a site plan prepared by Green Mountain Engineering who was represented by Jamie Simpson, Project Engineer. Kevin explained their plans to install a compressed natural gas decanting station as a stop-gap measure as they move toward the elimination of using fuel oil for heating the facility. During peak heating season, there could be up to four 53' tractor trailers per day delivering compressed natural gas to the site. Jamie gave a description of both the facility and the operation. Kevin explained that once Vermont Gas Systems has the distribution system in Vergennes completed, the decanting station would be removed. Members felt that the fire department officers should be involved with the permit review including testimony at the hearing to verify their capabilities in the event of an incident. With no further comments, Peter Garon moved that the application be determined to be complete and that a March 10, 2014 be authorized. The motion was seconded by Steve Rapoport with all voting in favor.

4. **St. Peter's Church, King Street and South Maple Street, Expansion of Parking Lot behind Parish Hall, Site Plan Review (see Section 311)**

Wayne Godette was in attendance on behalf of St. Peter's Church. He explained that their surveyor contends that the survey that was filed is correct and the church wishes to pursue approval to expand the parking lot behind the parish hall. Members asked about the surface of the parking lot and whether any exterior lighting is planned. Wayne said the additional parking area would be gravel and no additional lighting is planned at this time. Alex McGuire moved that the application be deemed complete and that a public hearing be warned for March 10, 2014. The motion was seconded by Don Peabody with all voting in favor.

5. **Public Hearing (continued) – River's Edge Associates, West Main Street, Claybrook Subdivision, Planned Unit Development**

Jason Farrell read the public notice and swore in Peter Kahn and Brett Bartlett presenting River's Edge Associates, LLC and adjacent property owners Mark Mitchell, Dencie Mitchell, Peter Halpin, John Emerson, Debra Emerson, and Mike O'Daniel. At the request of the Board, Peter Kahn provided a detailed phasing plan dated January 14, 2014. Mel reported that the City Attorney Ouimette is still working with the applicant's attorney, Dan O'Rourke, on the bylaws and declarations. Peter reported that the only changes that he has requested since the initial draft deals with the existing silo and the placement of satellite dishes. He said that he personally liked the presence of the silo but admitted that that once the development is complete and under the control of the homeowner's association, the property owners should have the right to remove the structure if they so vote. He also preferred that homeowners not mount satellite dishes on the front of their homes and the revised version of the declarations address this. Mel said that unless the Board had any specific requests on the bylaws and declarations that the City Attorney should be able to complete his work so that agreed-upon versions could be filed at the next meeting. The phasing plan was reviewed and Mel felt that he preferred that the entire berm and plantings be done at the start of the project so that all tree growth would be similar so that it is not so obvious that the project was constructed in specific

phases. Peter Kahn said that material for the berm would, in part, be obtained from excavation occurring on each lot as they develop and therefore preferred that the berm be incorporated into each respective phase. The specifications for the berm was that it be of varying height of one foot to five feet and that plantings would be both deciduous and evergreen trees in the 4 feet to 6 feet range. Dencie Mitchell who owns Lot #1 in Hopkins Ridge which is subject an access and utility easement asked for details about the proposed water main installation through the right of way and also asked about the existing hedge to the east of their property. Peter said that the hedge would not be disturbed and that the waterline would be install and driveway restored over a two-day period. Mel reported that Shannon Haggett, Chair of the Planning Commission had submitted a letter confirming that the project is in conformance with the municipal plan. Mel acknowledged that he owed the Board a letter relative to the City's ability to provide municipal and governmental services associated with the project. Mike O'Daniel, who owns land to the south of the proposed subdivision, wanted to point out that the access to and from his property identified between Lots #42 and #43 was not at his request as he said he had no plans to develop his property. Peter reported that the subdivision regulations require that potential future access points be located on the plan. Jason outlined the open items which included the need for a revised phasing plan map clearly identifying the temporary turnarounds, a letter confirming review by the fire department, a letter from Mel as City Manager regarding the ability to provide municipal services, completion of the legal review of the bylaws and declarations by the City Attorney, and reconsideration by the applicant relative to the phasing of the construction of the berm. Alex McGuire moved for a continuance of the hearing and re-opened on March 10, 2014 for these items. The motion was seconded by Don Peabody with all voting favor.

6. **Review and accept minutes of previous meetings**

The minutes to the regular meeting of December 2, 2013 were reviewed. Peter Garon moved to approve the minutes as corrected. The motion was seconded by Steve Rapoport with all voting in favor. The minutes to the special meeting of December 2, 2013 were reviewed. Brent Rakowski moved to approve the minutes as corrected. The motion was seconded by Steve Rapoport with all voting in favor except Don Peabody abstaining as he was not present at the meeting.

7. **Adjournment**

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Mel Hawley
Acting Recording Secretary