

**TOWN DEVELOPMENT REVIEW BOARD
MINUTES
December 22, 2015**

MEMBERS PRESENT: Frederick Hunt, Charles Wilson, Kim French
MEMBERS ABSENT: Don Bourdon, Ingrid Moulton Nichols
OTHERS PRESENT: Marie Cole, Travis Cole, Jeremy Cross, Art Lynds, Philip Breuleux, Mary Young, David Westphalen, Susan Dotson, Michael Brands.

I. CALL TO ORDER:

Vice-Chair Hunt called the meeting to order at 7:30 pm.

II. APPROVAL OF MINUTES:

The minutes of the November 24, 2015 meeting were approved as submitted.

III. PUBLIC HEARINGS:

A. Old Business:

1. T-4565-15 Pidlipchak

Application is for Conditional Use Approval to reinstate Subdivision Permit T-4349-12 and to excavate within the Conservation Overlay District (wetland buffer). The property is located on 148 Iver Johnston Road and is zoned Residential Five Acres / Wetland Overlay.

Mr. Pidlipchak was not present.

The hearing was continued to allow the applicant time to have an updated site plan created, that would show the as-built topography.

2. T-4623-15 Paul & Jan Maggi

Application is for Conditional Use and Wetland Review approval to replace existing 1771 sq. ft. garage with 3400 sq. ft. garage and to change driveway within Conservation Overlay Zone. The property is located at 938 South Road and is zoned Residential Five Acre / Wetland.

Application was continued at the CC meeting to allow the owner time to redesign his proposal.

B. New Business:

1. T-4628-15 Marvin Cole / Art Lynds

Application is for Conditional Use and Site Plan Review approval to operate a fast trash collection program on property on Wednesdays and Saturdays for four hours. The property is located at 512 East Woodstock Road and is zoned Commercial / Light Industrial.

Mr. Lynds presented the application. Ms. Cole assisted the presentation.

The TDRB reviewed a conditional use form, a site plan and photographs of the proposed service area.

Mr. Lynds of the Plymouth, Vermont based Able Waste Management, Inc. wants to operate a fast trash collection program on site. The operation would be a part time service offering drop-offs of trash and recyclables.

The service yard would operate in a large open area located directly behind the Woodstock Beverage Store at 512 East Woodstock Road. The site is not visible from Route 4.

Two containers, one each for metal and recyclables, would be placed at the rear of the lot. The containers would be permanently placed. A trash compactor truck would also be in place for trash collection. As State law requires the compactor to unload its trash within 48 hours, the truck would only be present for the four hours that the service is offered.

The intended entrance to the yard would be on the south side of the building with clients exiting on the north side. Fifty clients are expected per service day.

There would be one to two employees on site.

The applicant felt there should be no traffic issues as clients would be spread out over four hours of service per day.

The metal and recyclable containers would be emptied every two weeks depending on need. The containers would be locked when not in service.

The main day of operation would be Saturday. Wednesday service would be offered depending on need.

There is a need for the service in Woodstock. Currently, Woodstock residents are using both the Bridgewater (25-50 people per day) and the Hartland (10 people per day) programs.

Charges for trash service are \$4.00 per bag with free recycling drop offs. However, if one does not bring a bag of trash, a \$1.00 per bag would be charged for recyclables.

The TDRB reviewed Conditional Use and Site Plan criteria with the applicant.

Testimony was voted closed.

2. T-4630-15 Philip Breuleux / Mary Young

Application is for Conditional Use Review approval applicant is requesting waiver to setback to allow location of barn within the setback. The property is located at 147 Butternut Lane and is zoned Residential Low Density.

Mr. Breuleux and Ms. Young presented the application.

The TDRB reviewed a site plan, photographs and a waiver to setback form.

The current garage is in major need of repair.

As currently placed, the garage is unsightly and blocks the view of a beautiful stone wall. Removal of the garage would create a more open and pleasant front yard. The current garage is nonconforming. The required front setback is 35', the existing front setback is 27'.

The owners desire to rebuild the garage in a more historic form and would like to move the garage back off the front of the property. No design was offered for the garage, as the design would be based on the location.

A potential site is encumbered with a culvert and a catch basin which serve a significant storm water system upstream. This prevents construction of a new garage in a conforming location.

Therefore, the owners wish to move the garage back as far as possible by tucking it up into a hill at the rear of the property. The second floor of the proposed garage would exit directly on the hill.

A survey of the property shows it to be 0.35 acres. The property is a small nonconforming lot as the Residential Low Density requires a half acre per lot.

The property has a steep hill to the rear with the main home occupying the western portion of the property. The only flat area on which to build is the eastern most section.

The required side setback is 15'. The owners are requesting to build within 7.5' of the property line although they prefer to build no closer than 10' from the property line.

Mr. Westphalen and Ms. Dotson, owners of the abutting property, felt the proposal would be an improvement to the neighborhood and strongly support the application.

The probable footprint of the new two story structure would be 24' x 30' with no basement.

The TDRB reviewed Conditional Use and Waiver to Setbacks criteria with the applicant.

Testimony was voted closed.

IV. DELIBERATIONS:

A. T-4578-15 Pidlipchak

Continued

B. T-4623-15 Paul & Jan Maggi Continued

C. T-4628-15 Marvin Cole / Art Lynds

After discussion, the following findings of fact were established:

1. The TDRB reviewed a conditional use form, a site plan and photographs of the proposed service area.
2. The Plymouth, Vermont based Able Waste Management, Inc. wants to operate a fast trash collection program on site. The operation would be a part time service offering drop-offs of trash and recyclables.
3. The service yard would operate in a large open area located directly behind the Woodstock Beverage Store at 512 East Woodstock Road. The site is not visible from Route 4.
4. Two containers, one each for metal and recyclables, would be placed at the rear of the lot. The containers would be permanently placed. A trash compactor truck would also be in place for trash collection. As State law requires that the compactor unload its trash within 48 hours, the truck would only be present for the four hours that the service is offered.
5. The intended entrance to the yard would be on the south side of the building with clients exiting on the north side. Fifty clients are expected per service day.
6. There would be one to two employees on site.
7. The applicant felt there should be no traffic issues as clients would be spread out over four hours of service per day.
8. The metal and recyclable containers would be emptied every two weeks depending on need. The containers would be locked when not in service.
9. The main day of operation would be Saturday. Wednesday service would be offered depending on need.
10. There is a need for the service in Woodstock. Currently, Woodstock residents are using both the Bridgewater (25-50 people per day) and the Hartland (10 people per day) programs.
11. The TDRB reviewed Conditional Use and Site Plan criteria with the applicant.

After further discussion, Mr. Wilson moved with a second by Ms. French to approve the application as presented.

The motion passed with a 3-0 vote.

D. T-4630-15 Philip Breuleux / Mary Young

After discussion, the following findings of fact were established:

1. The TDRB reviewed a site plan, photographs and a waiver to setback form.
2. The current garage is in major need of repair.
3. As currently placed, the garage is unsightly and blocks the view of a beautiful stone wall.
4. Removal of the garage would create a more open and pleasant front yard. The current garage is nonconforming. The required front setback is 35', the existing front setback is 27'.
5. The owners desire to rebuild the garage in a more historic form and would like to move the garage back off the front of the property. No design was offered for the garage, as the design would be based on the location.

6. A potential site is encumbered with a culvert and a catch basin which serve a significant storm water system upstream. This prevents construction of a new garage in a conforming location.
7. Therefore, the owners wish to move the garage back as far as possible by tucking it up into a hill at the rear of the property. The second floor of the proposed garage would exit directly on the hill.
8. A survey of the property shows it to be 0.35 acres. The property is a small nonconforming lot as the Residential Low Density requires a half acre per lot.
9. The property has a steep hill to the rear with the main home occupying the western portion of the property. The only flat area on which to build is the eastern most section.
10. The required side setback is 15'. The owners are requesting to build within 7.5' of the property line although they prefer to build no closer than 10' from the property line.
11. Mr. Westphalen and Ms. Dotson, owners of the abutting property, felt the proposal would be an improvement to the neighborhood and strongly support the application.
12. The probable footprint of the new two story structure would be 24' x 30' with no basement.
13. The TDRB reviewed Conditional Use and Waiver to Setbacks criteria with the applicant.

After further discussion, Ms. French moved with a second by Mr. Wilson to approve the application as presented.

The motion passed with a 3-0 vote.

V. OTHER BUSINESS:

A. Zoning Officer's Report

VII. ADJOURNMENT:

The TDRB adjourned at 8:15 pm.

Respectfully submitted,

Michael E. Brands, AICP
Town Planner