

TOWN DEVELOPMENT REVIEW BOARD

Draft Minutes

April 24, 2018

MEMBERS PRESENT: Frederick Hunt, Kim French, Ingrid Moulton Nichols
MEMBERS ABSENT: Don Bourdon, Charles Wilson
OTHERS PRESENT: Amy Duda, Jay Mumford, William McGowan, Michael Brands

I. CALL TO ORDER:

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

II. APPROVAL OF MINUTES:

The minutes of the January 23, 2018 meeting were approved as submitted.

III. PUBLIC HEARINGS:

A. Old Business:

1. T-4776-17 Ralph Eames

The application is for Conditional Use and Landscaping/Grading Review to place fill on north elevation of property. The property is located at 959 East Woodstock Road and is zoned Business Service / Light Industrial.

After the last meeting on January 23, 2018, the applicant was requested to provide a remediation study for removal of debris and to correct the erosion issues.

On April 24, 2018, the Town Planner received a call from Tom Hayes, attorney for the applicant. The attorney agreed to address the issue of erosion but felt the materials added from the Mascoma Bank site covered an area of less than 5000 square feet. As such, the attorney asked to withdraw the application for Conditional Use for 5000 square feet is the threshold of review.

The Town Planner stated the TDRB will require proof that the area in question is less than 5000 square feet.

B. New Business:

1. T-4804-18 Katherine and Luke McGowan

Application is for Design Review approval to place fence in front yard. The property is located at 4972 South Road and is zoned Residential Low Density / Design Review.

After discussion, the South Woodstock Design Review Board unanimously recommended approval as a minor application to be issued via an administrative permit.

B. T-4805-18 4778 South Road LLC

Application is for Design Review approval to replace windows on breakfast wing, east elevation of the inn. The property is located at 4778 South Road and is zoned Inn / Design Review.

After discussion, the South Woodstock Design Review Board unanimously recommended approval as a minor application to be issued via an administrative permit.

3. T-4806-18 Jacques Perold

Application is for Waiver to Setback approval to build a 760 sq. ft. garage within the setback. The property is located at 1880 Randall Road and is zoned Residential Five Acre/Conservation District.

Mr. , contractor, presented the application.

The TDRB reviewed the support statement for the waiver to setback, numerous site plans and the proposed garage plans.

The owner is asking for a Section 531 Waiver to Setback review that would allow reduction of the setback up to half the required distance via a Conditional Use application. The required rear setback is 25', the owner is requesting 12.5'.

The garage would be a single story two car structure measuring 24' x 30'.

The land north of the garage site is full of ledge, with a 2' high exposure at one point.

Directly south of the proposed garage is the well site.

The septic system is located north of the house and east of the proposed garage.

The only remaining flat spot for the garage is the selected site.

The site is isolated from views from any road or neighbor.

The steep heavily forested slope is directly to the rear the garage.

South and east of the garage and house site are a pond and a wetland.

The owner wishes to create a looped driveway around the exposed ledge.

If placed closer or attached to the house, the home windows would be blocked.

Testimony was voted close.

4. T-4807-18 Dead River Company

The application is for Conditional Use & Site Plan Review Approval to replace 80 sq. ft. shed with a 372 sq. ft. shed. The property is located at 90 Mill Road and is zoned Business Service / Light Industrial.

Ms. Duda, DRC staff, presented the application.

The TDRB reviewed site plans and renderings of the proposed shed.

Dead River Company, an oil and propane service company, leases a 55' x 90' parcel of land on Mill Road directly across the street from their large propane tank. The site is completely enclosed with a tall chain link fence and is used mainly to store propane tanks.

The site currently has an 8' x 10' shed on site. The owner wishes to remove this and replace it with a an 18' x 24' shed.

The shed will be built on skids but would remain in one location in the northwest portion of the site.

The shed as placed on the site plan meets all setback requirements.

Due the business being an industrial use, a Conditional Use permit is required.

The site has been used as a storage area for a long term.

There were no abutters present.

There would be no additional employees or vehicle trips due to the larger shed placement.

Testimony was voted closed.

5. T-4808-18 Jay & Tara Mumford

The application is for Conditional Use and Wetland Review Approval to construct a 3000 sq. ft. pond. The property is located at 1780 Barnard Road and zoned Residential Five Acre / Conservation District Overlay.

Mr. Mumford presented the application.

The TDRB reviewed numerous site maps and engineering plans of proposed pond.

The TDRB read the Conservation Commission's recommendation to approve as presented.

Willis Consulting Engineers designed the pond. Due to the wetness of the site, the engineers had the site viewed by the State Wetland Expert Rebecca Chalmers. She determined the site to be a Class III wetland. The wetlands were delineated by Gilman & Briggs Environmental. The wetland is not located on the Town's Critical Areas Inventory Map.

The wetland is considered a side hill seep. The 9,985 square foot wetland runs just east of the owner's driveway. The wetland starts about 100' from the north boundary and then runs due south 300' stopping just short of a shared private road. A culvert is in place at this point in the shared road. The bulk of the wetland is located below the proposed pond site.

The owners propose constructing a 3000 square foot pond, +/- 90' long x 40' wide x 7' deep. The pond would be placed at the top of the wetland. The material removed to create the pond's capacity would be placed to create the "dam". The dam runs east / west the length of the pond. Over flow water would be able to exit on either end of the pond. Any overflow would be captured in the wetland area.

In discussing the size of the pond, it was noted it is very similar to the size of a typical home, 3000 square feet.

The TDRB reviewed the wetland regulations in Section 403 with the applicant.

These type proposals, conversion of wetland to pond are generally acceptable as both are containers for water. If designed and built correctly, ponds are beneficial to wildlife and habitat.

Testimony was voted close.

6. T-4809-18 Scott & Marisa Lonkart

Application is for Design Review approval to place three stone elements. The property is located at 4979 South Road and is zoned Residential Low Density Inn / Design Review.

After discussion, the South Woodstock Design Review Board unanimously recommended approval as a minor application to be issued via an administrative permit.

IV. OTHER BUSINESS:

A. Zoning Officer's Report

The Administrative Officer presented the report.

V. DELIBERATIONS:

A. T-4776-17 Ralph Eames Continued

B. T-4804-18 K&L McGowan Approved as DR Minor Application

C. T-4805-18 4778 S. Road LLC Approved as DR Minor Application

D. T-4806-18 Jacques Perold

After discussion, the following findings of fact were established:

1. The TDRB reviewed the support statement for the waiver to setback, numerous site plans and the proposed garage plans.
2. The owner is asking for a Section 531 Waiver to Setback review that would allow

- reduction of the setback up to half the required distance via a Conditional Use application. The required rear setback is 25', the owner is requesting 12.5'.
3. The garage would be a single story two car structure measuring 24' x 30'.
 4. The land north of the garage site is full of ledge, with a 2' high exposure at one point.
 5. Directly south of the proposed garage is the well site.
 6. The septic system is located north of the house and east of the proposed garage.
 7. The only remaining flat spot for the garage is the selected site.
 8. The site is isolated from views from any road or neighbor.
 9. The steep heavily forested slope is directly to the rear the garage.
 10. South and east of the garage and house site are a pond and a wetland.
 11. The owner wishes to create a looped driveway around the exposed ledge.
 12. If placed closer or attached to the house, the home windows would be blocked.
 13. After reviewing Section 531 Waiver to Setback, the TDRB agrees the request addresses the criteria.

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

The motion passed with a 3-0 vote.

E. T-4807-18 Dead River

After discussion, the following findings of fact were established:

1. The TDRB reviewed site plans and renderings of the proposed shed.
2. Dead River Company, an oil and propane service company, leases a 55' x 90' parcel of land on Mill Road directly across the street from their large propane tank. The site is completely enclosed with a tall chain link fence and is used mainly to store propane tanks.
3. The site currently has an 8' x 10' shed on site. The owner wishes to remove this and replace it with a an 18' x 24' shed.
4. The shed will be built on skids but would remain in one location in the northwest portion of the site.
5. The shed as placed on the site plan meets all setback requirements.
6. Due the business being an industrial use, a Conditional Use permit is required.
7. The site has been used as a storage area for a long term.
8. There were no abutters present.
9. There would be no additional employees or vehicle trips due to the larger shed placement.

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

The motion passed with a 3-0 vote.

F. T-4808-18 T&J Mumford

After discussion, the following findings of fact were established:

1. The TDRB reviewed numerous site maps and engineering plans of proposed pond.

Town Development Review Board

April 24, 2018 Draft Minutes

Page 6

2. The TDRB read the Conservation Commission's recommendation to approve as presented.
3. Willis Consulting Engineers designed the pond. Due to the wetness of the site, the engineers had the site viewed by the State Wetland Expert Rebecca Chalmers. She determined the site to be a Class III wetland. The wetlands were delineated by Gilman & Briggs Environmental. The wetland is not located on the Town's Critical Areas Inventory Map.
4. The wetland is considered a side hill seep. The 9,985 square foot wetland runs just east of the owner's driveway. The wetland starts about 100' from the north boundary and then runs due south 300' stopping just short of a shared private road. A culvert is in place at this point in the shared road. The bulk of the wetland is located below the proposed pond site.
5. The owners propose constructing a 3000 square foot pond, +/- 90' long x 40' wide x 7' deep. The pond would be placed at the top of the wetland. The material removed to create the pond's capacity would be placed to create the "dam". The dam runs east / west the length of the pond. Over flow water would be able to exit on either end of the pond. Any overflow would be captured in the wetland area.
6. In discussing the size of the pond, it was noted it is very similar to the size of a typical home, 3000 square feet.
7. The TDRB reviewed the wetland regulations in Section 403 with the applicant.
8. These type proposals, conversion of wetland to pond are generally acceptable as both are containers for water. If designed and built correctly, ponds are beneficial to wildlife and habitat.

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

The motion passed with a 3-0 vote.

G. T-4809-18 S&M Lonkart Approved as DR Minor Application

VI. NEXT MEETING:

The next TDRB meeting is scheduled for May 22, 2018.

VII. ADJOURNMENT:

The TDRB adjourned at 8:15 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town Planner