

TOWN DEVELOPMENT REVIEW BOARD

February 25, 2020

DRAFT MINUTES

MEMBERS PRESENT: Don Bourdon, Frederick Hunt, Kim French, Wade Treadway
MEMBERS ABSENT: Brad Prescott
OTHERS PRESENT: Matt Stover, Jason Cayer, Michael Brands

I. CALL TO ORDER

Chair Bordon called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. Old Business:

1. T-4979-19 Redesigned Homes LLC

Application is for Conditional Use approval to create a two lot subdivision. The property is located at 275 Iver Johnston Way and is zoned Residential Five Acre.

The application had been continued at the November 26, 2019 meeting to the March 24, 2020 meeting.

B. New Business:

1. T-4990-19 Matt Stover

The application is for Conditional Use approval to construct driveway, building envelope & create amphibian corridor in buffer zone. The property is located at 0 Carleton Hill Road and zoned Residential Five Acre / Conservation.

Mr. Stover presented the application.

The TDRB reviewed numerous site plans and maps of the wetland areas.

The application was amended to remove the proposed building envelope. Mr. Stover felt it would be easier for the boards to review a specific building and the exact building location versus a nebulous building envelope concept.

Therefore, the application is requesting construction of a driveway through a wetland area and establishment of an amphibian corridor.

State Wetland official, Rebecca Chalmers visited the site. A wetland permit pending notice has been issued for the driveway and amphibian corridor. The State Wetlands have a 50' buffer area, the Town has a 100' buffer area.

An amphibian corridor review is required as there are additional wetlands and vernal pool areas within 1500' of the main wetland.

A septic site for a 4 bedroom home has received a State Wastewater permit.

The wetlands have been delineated by wetland expert, Krickit McKuster.

The driveway entrance was reviewed and approved by the Town Highway superintendent. The point of access off of Carlton Road was chosen as it has the best line of sight. The driveway location was chosen as it would cross the narrowest portion of the wetland located along the town road.

Two amphibian corridors are shown. One runs along the town road and one is located south east of the driveway. Two wetlands form a "V" with the point entering the reservoir.

A narrow portion of the middle of the "V" is outside of the 100' buffer area. This area could have a home located on it with an administrative permit. However, the south side of the site somewhat steep.

The brook along the road is very small. Only 20 acres of land drain into the brook. Occasionally in the summer, the brook runs dry.

The pond is a +100 year old man made reservoir that had been created to serve the Village of Woodstock with potable water. Historic photos of the dam construction were shown.

An option to construct a bridge over the wetland was considered but set aside due to high cost of construction. It was estimated that a bridge would cost 10 times what fill and a culvert would cost.

The fill option includes placing a large 60' long 43" wide culvert for water and amphibian passage. The option would require a large amount of soil to span the gap which measures 90' long, 6' high and 25' wide. The culvert would be a "squished" design with a flat bottom.

All added soil and exposed areas would be replanted to prevent erosion.

Ms. French asked about the depth of wetland soils in relation to how much fill would be required. The original wetland soils could settle significantly if the soils are deep.

Although the depth of wetland soil is not known, Mr. Stover noted the area was selected as it is a very narrow area. Additionally, the strong presence of surface ledge indicates a shallow soil is likely.

During the Conservation Commission review, it was agreed that a plank bridge would have a lesser impact to the wetland than the proposed fill and culvert solution. However, it was noted the cost of a bridge would be at least ten times more expensive.

After additional discussion, the CC agreed that the bridge option would have less impact on the wetland, but the cost differential makes a bridge unlikely.

The CC reviewed the application on January 15, 2020. The hearing was continued to a site visit on February 13, 2020. On February 19, 2020 the CC recommended approval as presented. The TDRB read the minutes of the two meetings.

State Wetland official, Rebecca Chalmers, has signed a “notice of pending permit” for the State Wetland approval to construct a driveway in the wetland.

The TDRB reviewed Sections 403 Conservation District and 810 Conditional Use with the applicant.

Testimony was voted close.

2. T-5001-20 Jason Cayer

The application is for Conditional Use approval to create rented storage space. The property is located at 47 Lincoln Corners Way, Unit 2 and zoned Business Service/ Light Industrial.

Mr. Cayer presented the application.

The TDRB reviewed floorplan and various submittals.

The owner proposes to establish a commercial warehouse for storage of personal items. The items would be stored in 5' x 7' x 7' plywood boxes. The boxes are sprayed with a fire retardant.

Mr. Hunt asked is there a need for this type of storage facility.

Mr. Cayer has not done any sales studies.

The storage units are unique, as they are moveable within the building. A total of 48 boxes would be stacked, two boxes deep, in 3 rows.

The State Fire Marshal required empty rows between the stacks for fire access.

A forklift would be used to move the boxes.

The use is not considered a high traffic generator, as clients would generally visit twice, once to drop items off and once to pick up the items. The clients would need an appointment to both load and unload items.

There is no water use or need for a septic permit. There would be no additional lighting required.

There would be no noise generated as all storage is within the building and movement of boxes is very limited.

The owner operates a small electric contractor business within the building. The building contains storage for his business needs and an office with one receptionist. The same office personnel would respond to storage clients.

There is plenty of parking on both the north and west sides of the building.

The TDRB reviewed Sections 809 Site Plan Review and 810 Conditional Use criteria with the applicant.

Testimony was voted close.

III. OTHER BUSINESS

IV. DELIBERATIONS

A. T-4979-19 Redesigned Homes LLC Continued

B. T-4990-19 Matt Stover

After discussion, the following findings of fact were established:

1. The TDRB reviewed numerous site plans and maps of the wetland areas.
2. The application was amended to remove the proposed building envelope. Mr. Stover felt it would be easier for the boards to review a specific building and the exact building location versus a nebulous building envelope concept.
3. Therefore, the application is requesting construction of a driveway through a wetland area and establishment of an amphibian corridor.

4. State Wetland official, Rebecca Chalmers visited the site. A wetland permit pending notice has been issued for the driveway and amphibian corridor. The State Wetlands have a 50' buffer area, the Town has a 100' buffer area.
5. An amphibian corridor review is required as there are additional wetlands and vernal pool areas within 1500' of the main wetland.
6. A septic site for a 4 bedroom home has received a State Wastewater permit.
7. The wetlands have been delineated by wetland expert, Krickit McKuster.
8. The driveway entrance was reviewed and approved by the Town Highway superintendent. The point of access off of Carlton Road was chosen as it has the best line of sight.
9. The driveway location was chosen as it would cross the narrowest portion of the wetland located along the town road.
10. Two amphibian corridors are shown. One runs along the town road and one is located south east of the driveway. Two wetlands form a "V" with the point entering the reservoir.
11. A narrow portion of the middle of the "V" is outside of the 100' buffer area. This area could have a home located on it with an administrative permit. However, the south side of the site somewhat steep.
12. The brook along the road is very small. Only 20 acres of land drain into the brook. Occasionally in the summer, the brook runs dry.
13. The pond is a +100 year old man made reservoir that had been created to serve the Village of Woodstock with potable water.
14. An option to construct a bridge over the wetland was considered but set aside due to high cost of construction. It was estimated that a bridge would cost 10 times what fill and a culvert would cost.
15. The fill option includes placing a large 60' long 43" wide culvert for water and amphibian passage. The option would require a large amount of soil to span the gap which measures 90' long, 6' high and 25' wide. The culvert would be a "squished" design with a flat bottom.
16. All added soil and exposed areas would be replanted to prevent erosion.
17. During the Conservation Commission review, it was agreed that a plank bridge would have a lesser impact to the wetland than the proposed fill and culvert solution. However, it was noted the cost of a bridge would be at least ten times more expensive.
18. The CC minutes recommending approval as presented were read by the TDRB.
19. The TDRB reviewed Sections 403 Conservation District and 810 Conditional Use with the applicant.

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

The motion passed with a 4-0 vote.

C. T-5001-20 Jason Cayer

After discussion, the following findings of fact were established:

1. The TDRB reviewed floorplan and various submittals.
2. The owner proposes to establish a commercial warehouse for storage of personal items. The items would be stored in 5' x 7' x 7' plywood boxes. The boxes are sprayed with a fire retardant.
3. The storage units are unique, as they are moveable within the building. A total of 48 boxes would be stacked, two boxes deep, in 3 rows.
4. The State Fire Marshal required empty rows between the stacks for fire access.
5. A forklift would be used to move the boxes.
6. The use is not considered a high traffic generator, as clients would generally visit twice, once to drop items off and once to pick up the items. The clients would need an appointment to both load and unload items.
7. There is no water use or need for a septic permit. There would be no additional lighting required.
8. There would be no noise generated as all storage is within the building and movement of boxes is very limited.
9. The owner operates a small electric contractor business within the building. The building contains storage for his business needs and an office with one receptionist. The same office personnel would respond to storage clients.
10. There is plenty of parking on both the north and west sides of the building.
11. The TDRB reviewed Sections 809 Site Plan Review and 810 Conditional Use criteria with the applicant.

After further discussion, Mr. Hunt moved with a second by Mr. Treadway to approve the application as presented.

The motion passed with a 4-0 vote.

IV. NEXT MEETING

The next TDRB meeting is scheduled for Tuesday March 24, 2020.

V. APPROVAL OF MINUTES

The minutes of the January 28, 2020 meeting were approved as submitted.

VI. ADJOURNMENT

The TDRB adjourned at 8:15 p.m.

Respectfully submitted,

Michael Brands, AICP
Town Planner