

DEVELOPMENT REVIEW BOARD
108 Shed Road
Berlin, Vermont

APPROVED MINUTES
Meeting of February 4, 2020

1. The meeting was called to order at 7:00pm

Members present: Bob Wernecke (Chair), Karla Nuissl (Vice Chair), and John Friedrich

Staff present: Tom Badowski, Zoning Administrator and Kristi Flynn, Recording Secretary

Others present: Evan Hinchcliffe (ORCA), Chip Lague, Jason Morse, Ron Cadorette, and Justin Lawrence. Meeting is being recorded by ORCA.

2. Old Business

- A. 20-002 – Application by Lague, Inc.,** for a Site Plan and Conditional Use Review of a request to allow an Additional Use of “Rental and Leasing” on a 2.03-acre parcel. The property is located at 322 Industrial Lane, Tax Map ID R02-012.J00; PID 73-0015. The Property is in the Light Industrial (LI) District.

The applicants were sworn in at 7:01pm. Mr. Lague stated that there isn't a major change to the property except that Essex Equipment will be storing rental equipment from the location. A wrought iron fence is being proposed for the property; emergency access will be available. No other changes to the property are being proposed.

The ZA noted that leasing and rental is a conditional use in the Light Industrial district. The Chair wondered if more traffic will be generated. Mr. Morse felt that approximately 30 customers would visit the site each day. The equipment is primarily light construction-type, along with some residential tools. The parking area will not change. There will be a slight change to the types of equipment stored outside; some will be bigger than what was there before. A required Act 250 amendment has been received; commission had no issue with parking and traffic plans.

Chapter 320 - Site Plan Standards

Section 3202 – Parking and Loading Areas – no changes to the parking area

Section 3203 – Traffic – volume generated will be at or below businesses in the area

Section 3203 – Public Transit – no plans for public transit service

Section 3203 – Pedestrian Access – not applicable; no walk-up customers

Section 3204 – Landscaping – not too much added, the trees that are there are getting larger and providing more screening; the applicants will replace plants that have died and/or add some decorative stone

Section 3205 – Outdoor Lighting – no change to outside lighting

Section 3206 – Signs – signage will be applied for at a later date; there are no signs on the property currently

Section 3209 – Erosion Control – not applicable as no construction will be done; no change to existing drainage

Section 3211 – Conformance with these Regulations – project conforms with all other applicable provisions of these regulations

Chapter 330 - Conditional Use Review

Section 3302 – Capacity of Community Facilities and Utilities – Chief Wolf told the applicant that he had no issues; the town didn't get any written comments

Section 3303 – Traffic – an average of 30 customers per day

Section 3304 – Character of the Area – no change to the current property

Section 3306 – Energy Conservation – no change to the current property

Section 3307 – Conformance with the Regulations – project conforms with all other applicable provisions of these regulations

The DRB discussed the airport issues; the applicants are allowed to go up to 85 feet with their tallest lift. Any lift kept above the height of the building at night must be lighted. The applicants needed to get a ruling from the FAA since the property is near the airport. They received a *Determination of No Hazard to Air Navigation* from the FAA dated 11/27/19.

Motion was made to close the hearing by Ms. Nuissl, seconded by Mr. Friedrich; passed unanimously.

3. Other Business

A. Justin Lawrence purchased property on the Barre-Montpelier Road. He had some questions on what he can do. He would like to tear down the non-conforming building and build an apartment building. Under the new regulations, 3 units would be allowed because of the lot size. The tax map doesn't appear to be correct but his attorney is taking care of it. His property is now in Mixed Use, which allows higher density. Mr. Lawrence is trying to figure out what he can do with the property. The Chair stated that he feels he needs to go to the Planning Commission, who writes the regulations. Ms. Nuissl noted that the PC is always reviewing the regulations and she would like him to come talk to the board.

B. The ZA brought to the DRB that the hospital would like to build a new building on their campus. The new building will be in the current parking lot; the heliport will be moved and a parking garage is proposed. The issue will be that the height of the building will be 66', which is more than the 60' maximum. Eventually they would like to add 3 floors, which would bring it up over 100'. The DRB can grant a 5' waiver. The applicants might come to the PC to request a change in the regulations. The ZA noted that the DRB might be able to do a site-specific variance for this project. The PC will be looking at revising the Town Center regulations and this may be cured in the long-term. The applicants are hoping to have a Certificate of Public Good submitted by June 2020. The Chair would prefer to see a change in the regulations instead of granting a variance.

4. Review and approval of the Minutes

The Chair called for the approval of the Minutes of the January 7, 2020 meeting.

Motion was made by Ms. Nuissl, seconded by Mr. Friedrich, to approve the minutes as amended; motion passed 3-0

Motion was made to go into deliberative session by Ms. Nuissl, seconded by Mr. Friedrich; passed unanimously

DRB went into deliberative session at 7:47pm; board exited at 7:52pm

5. Motion was made to adjourn by Mr. Friedrich, seconded by Ms. Nuissl; meeting was adjourned at 7:53pm.

Respectfully submitted by Kristi Flynn, Recording Secretary