

Town of Moretown
Development Review Board

Notice of unapproved minutes of the January 13, 2011, DRB Hearing.

Members present: John Riley-Chair, Erick Titrud, Jim O'Neill, Tom Badowski & Linda Vantine-Clerk

Guests: Dexter Lafavour, Deborah Felding (ZA) Following are the names on the sign-up sheet for the second hearing scheduled for this evening. John Wulff, Brian Fitzgerald, Rhonda Hannon, Bill Hannon, Ames Robb, Erica Campbell, Jon Milne, Peter O'Brien, Chris Austin and Abby Lisius. Jeanne Kirby was not present but was added to the list.

John Riley called the meeting to order at 6:45 PM

Application #10-35 Warren & Mary Noyes, Parcel ID #02-003.001. The property is located at 802 US Route #2. The applicants request a Change of Use of their commercial lumber yard building with storage area to a Mixed Use commercial lumber yard building with two (2) apartments located on the property. The application requires approval of the Development Review Board per the Moretown Zoning Regulations, Section 3.9(A) Mixed Uses... in designated districts; more than one use may be permitted within a single building on a single property subject to conditional use review in accordance with Section 5.2.

Mr. Lafavour is representing the Noyes this evening. Mr. Noyes is recuperating from surgery

Jan 1983 the ACT 250 permit does not contemplate 2 lots but approved the commercial structure. The house was built in advance of this. (1978 approx)

Dexter presented two separate tax bills (2009-2010) one for the homestead and acreage and one for the commercial building. He researched the Town records but could not find any evidence of subdivision paperwork on file. He has redrawn the map as a new subdivision with a change of use from a lumber store to a different kind of store with 2 apartments upstairs.

Because the application does not have a current subdivision it is under

- Section 3.9 Mixed Uses
- Section 4.1 Access and Frontage Requirements
- Section 4.9 Parking
- Section 5.2 Conditional Use.

Accepted into evidence this plan; that will be modified and the Town Tax Bills 2009 and 2010 (Noyes)

2. {1.13:11}

Subdivision:

Lot A: Solely residential

Lot B:

- Square footage of the new retail store needed.
- Mixed use
- One acre
- 30 ft ROW to Route #2. Dexter will make a ROW for Lot A to use Lot B's ROW. Therefore no variance will be needed. ROW should be staked out, as in the future another purchaser may want this specifically done.
- Lot B to be staked out

Parking Spaces:

1. Store parking
2. Sufficient parking for tenants of two apartments

Cant' approve these plans but revised plans demonstrating side yard between Lot A and Lot B and depict adequate parking for the proposed uses.

7:22 PM Erick moved to reconvene to the date certain of January 20, 2011 at 7:30PM with new plans, information and modifications from Mr. Lafavour.

Tom will not vote on this issue as he arrived after the discussion.

Jim 2nd All in Favor

7:30 PM John called the 2nd meeting to order: Continued hearing of -

Second: Application #10-37 ~ Top Notch Properties LLC ~ Parcel ID #01-053.000/01-054.000. This property is located in the commercial park at the junction of Route #100 and Route #2. The applicants wish to construct a 100 ft x 80 ft commercial building for use as a retail store and a 25 car paved parking lot. The former "Arkley Homestead" will be demolished. The application requires approval of the DRB per More town Zoning Regulations Table 2.2(3)24 Commercial District, Conditional Uses – Retail Store; Sec.5.2 (A) Conditional Use Review, "Any use or structure requiring conditional use approval including projects located within the Flood Hazard Overlay District, shall not be issued a zoning permit by the Administrative Officer until the Development Review Board grants such approval..."

Town and Planning Commissions can have party status. Revitalizing Waterbury and adjacent property owners are also present.