

Town of Moretown Development Review Board
79 School Street, Moretown, Vermont 05660

Minutes of Continued Hearing Held February 2, 2017

Application No. 17-01: Application of The Housing Foundation, Inc. 36-40 Fairground Road

Mr. Riley called the meeting to order at 6:30 p.m. Present for the Board were Erick Titrud, Dave Russo, Greg Nagurney, Jim O'Neill and John Riley. Applicant was present by its Engineer, Brian Lane-Karnas of DeWolfe Engineering, and Susan Kuegel of Vermont State Housing Authority. Also present was Garth Warren who lives at 43 Fairground Road and John Weir, Zoning Administrator.

An initial hearing was held January 19 and continued to tonight to allow the Applicant to consider and respond to concerns expressed at the initial hearing with respect to replacement screening along Fairground Road and whether the access drive must continue to meet a 25 foot setback condition contained in a 1977 zoning approval for the Facility.

Mr. Warren made an initial comment that he agrees with the Applicant's decision to remove the existing white pine trees and would like them replaced by something like a crab apple tree.

Brian Lane-Karnas indicated the Applicant is no longer considering a six foot vinyl fence. This is based upon budget and security concerns. Vermont State Housing Authority does not wish to offer any proposed landscaping replacement to the trees beyond seeding with grass. A general discussion followed which touched on the funding sources for the project, various landscaping alternatives, and whether plantings should be based on screening or making the complex more aesthetically pleasing. There was also discussion as to whether the stumps and root systems of the existing white pines would be removed or left in place. Because rotting root systems will within years decay and cause soil sinking it is preferable the root systems be removed with the trees. Upon questioning, Susan Kuegel advised the total improvement budget cost is approximately 1.4 million dollars. Vermont State Housing Authority would like to issue bids before the end of February to select a general contractor who will be responsible for obtaining quotes from subcontractors for items like tree removal.

One concern of the Board is the 1977 zoning approval required installation of "an evergreen hedge" and whether the Board has authority to impose any condition different from the initial requirement. On behalf of the Applicant, Susan Kuegel stated VSHA was open to other alternatives but asked that plantings be phased over a couple of years

because of cost and budget considerations.

With respect to the 1977 Condition requiring a 25 foot setback from what is today the Bukabee (formerly Broadwell) property, Brian Lane-Karnas circulated a photograph showing the existing cedar hedge. To expand the facility parking, pavement would need to extend to the edge of the hedge. A drainage catch basin is to be installed to capture and drain away storm water. Without the paved area improvements the proposed four additional parking spaces cannot be achieved.

At approximately 7:35 the Board moved to close the evidence (Erick, Dave) with all in favor. And the Board separately moved to go into deliberative session (Erick, Dave) with all in favor. Following the departure of other attendees, the Board deliberated and now issues the following Decision:

Decision

The Development Review Board hereby grants Application 17-01 of the Housing Foundation, Inc. for construction of an accessory storage shed and related improvements to the 16 unit apartment complex known as 36-40 Fairground Road as set forth on plans prepared by DeWolfe Engineering Associates titled "Fairground Apartments Site Improvements" consisting of seven pages on the following terms and conditions:

1. That the proposal to increase parking as set forth on the plans is approved but on the condition there be no placement or storage of snow on or near the vicinity of the cedar hedge which provides existing screening between the facility and the Bukabee property.

2. That within 45 days of the date of the Decision the Applicant develop and submit a landscape plan to the Town Zoning Administrator showing replacement plantings along Fairground Road in the location of the pine trees being removed. In addition to depicting the location of the plantings the plan will include a planting schedule and provisions specifying the care and maintenance of new plantings to insure they thrive and survive. Plantings shall be chosen based upon a review of the relevant soils and the proximity to Fairground Road, and be of a type that will be aesthetically pleasing and at maturity be at a height of 8 to 15 or 20 feet. Possibilities include, but not limited to crab apple trees, hydrangea, linden, certain oaks, azaleas or lilacs. It is a condition of approval that the landscape plantings be completed within 24 months of initiating construction and it is an ongoing condition that plantings be maintained so long as the property remains a multi-unit housing facility. When removing the white pine trees

the contractor shall be required to excavate and remove stump and root systems to diminish future soil sinking which might affect landscape plantings.

3. That the Applicant adhere to the other conditions of the Town's 1977 zoning approval except as modified herein.

Moretown Development Review Board

By: John Riley
John Riley, Chair

2-13-17
Date