

**TOWN DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
May 2, 2022**

Members Present: Malcolm Teale, Chair; Craig Fowler; Mary Walz  
Members Virtual: Elisa Clancy  
Members Absent: Tom Wawrzeniak  
Guests Virtual: Benji Clause; Sheila Goss, VT Paddle Pups; Nick Caputo, VT State of Parks  
Guests Present: Ron Rodjenski, Town Zoning Administrator; Andrew Volansky; Jim Fontaine; Susan Bartlett; Milford Cushman; GMATV did not videotape this meeting.

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Mac called the meeting to order at 6:04 p.m.

1. **Welcome & Public Comment** – No public comment received, and the order of the hearings was modified to allow #2022-17

2. **Application #2022-17** submitted by Andrew Volansky on behalf of landowner Benji and Brittany Clause for conditional use review of a proposed single-family home within the Green River Reservoir Viewshed Overlay under Section 5.11 of the 2020 Town Land Use and Development Regulations. This property (Parcel 06-115-029.300) is in the Conservation-10 Zoning District in the Green River Woods Subdivision, Lot #1. Mac Teale opened the hearing and Andrew Volansky reviewed the application materials dated 4-11-2022 showing the existing clearing, proposed vegetation, and design of the homes. Andrew inventoried 18 red maples in the meadow area which were left for screening. Andrew presented an image from the reservoir taken in 2010 which had an added small black line showing the location of the home on the hillside. Milford Cushman reviewed his letter dated April 30, 2022, highlighting the screening of building facades between May 15 to October 31, specifically Standards 2, 5 and 6. Milford requested a site visit to be held by the DRB and planting of trees, such as 32-foot red oak which could be replanted, and perpetual oversight with maintenance of screening. Mac asked how wide the field of vision is to the home from the water, and Andrew stated that a small portion of building could be visible is only apportion of the structure from ¼ mile away. Craig felt that another tree or two could help with the screening. Andrew stated the screening of the home was approached in the spirit of mitigating the impact while allowing some visibility. Andrew asked how much is expected for screening, such as is it 100% screened and a large tree would make it instantaneous, but the existing trees would not take too long to grow into the foreground and add to screening. Andrew noted that the proposed lighting is back lit toward the building not to the sky and would shine on a dark material. Andrew noted that the proposed windows are not picture windows, just large. Cindy Riddle stated that she has bought nearby lots and the viewshed standard is so new homes would look out under a tree canopy not through an open shallow view corridor. Susan Bartlett asked about the view from the water and Andrew explained that the black line shows the proposed portions of the house with the 18 maples left to fill in the existing meadow area as recommended by their forester. Susan asked about the soils and Elisa asked if a large tree could be supported by shallow soils. Andrew stated that Forester Fran Sladyk has advised on the best trees to leave on site. Mac asked what the height of the structure is, and Andrew stated 20' to 22' on the front side facing the reservoir, and the driveway side is about 12' to 14' high due to the sloping site. Benji stated that a couple of trees on the reservoir-facing side of the home would be acceptable and there is no intention of taking any more trees down. Mary asked what kind of trees were present and Andrew stated birch, red maple, and other mixed hardwoods, with a couple of soft wood trees. Milford asked that the DRB follow the bylaws. Mary stated that visual breaks to the façade from the water surface is the goal of the bylaw. Milford stated the goal is to preserve the quality of the reservoir and adding healthy trees near the façade would accomplish the goals with a monitored no cut zone. Andrew agreed that bringing plantings in would be possible in addition to the red maples that will be growing on the reservoir-facing side of the home. Michael Riddle restated his interest in the DRB following the rules with several other lots having views of the reservoir. Cindy stated that she felt the prior owner, Kusserow, should not have cleared Lot 1. Elisa Clancy stated that with the town bylaw using October 31 it technically means only conifers would meet the regulations as lead-off happens before October 31. Nick Caputo stated he was representing VT State Parks and the increasing popularity of the reservoir is evidenced by the 5,500 per year day visitors. Nick explained that the number of users is limited by the 75 on-site parking spaces and camping sites that get degraded are closed. Nick noted that the unique wilderness character is vital to the park and the town zoning bylaw is critical to that success and any visible development diminishes the value of the park. Nick agreed leaf-off happens before October 31 and the park's last opening day in 2022 is October 10. Benji stated that they bought the land because of the area and to protect what is there, and planting more trees is fine and

he has no interest in setting any precedent. Mary asked about a site visit need and Mac said he personally didn't see a need as Benji was agreeable to more trees. Andrew agreed to submit more planting information. The Board would like to continue to Wed May 18 at 6:00 p.m. Cindy asked about the Class 4 use of the roadway and the new homes. Mac advised Cindy to seek the Selectboard opinion on the road upgrades that might be necessary. Milford offered to assist in developing the planting plans. The Board continued the hearing to May 18<sup>th</sup> at 6:00 p.m. so that the applicant had time to prepare a planting plan for inclusion in the application materials.

3. **Application #2022-12** submitted by applicant James Brosseau for conditional use review for an existing accessory 4,800 sf commercial 4-bay shop to office/services use on Parcel 16-100-055. The property is in the RR2 Zoning District at 1441 VT100 and the application will be reviewed under the 2020 Town Land Use and Development Regulations, Section 6.6. The Board continued the hearing May 18<sup>th</sup> at 6:00 p.m.

4. **Application #2022-13** submitted by Tom Wawrzeniak on behalf of landowner John Audet for front yard setback waiver on Parcel 21-002-300. Applicant seeks a waiver to 12-feet from the highway right-of-way edge when 50-feet is required. The property is in the RR2 Zoning District at 233 Depot Street and the application will be reviewed under the 2020 Town Land Use and Development Regulations, Section 4.1. Motion by Elisa to approve the setback waiver as presented on the Wawrzeniak site plan. Discussion: Mary asked if this was a precedent with granting waivers for anyone that asks since we have no one representing the applicant at the hearing. Mac said the application materials were sufficient and the decks were behind the existing main structure which was closer to the road. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

5. **Morrisville Sand and Gravel**, Garfield Rd, Conditional Use – Written Decision (Reconsidered) on Application #2021-64. The Board reviewed the draft decision approved at the last meeting and Mac will sign it.

6. **Minutes** – Motion to approve the minutes 03-07-2022, 03-29-2022, 04-11-2022, as written, Voting: 4 in favor, 0 against, motion passed (Elisa abstained from 4-11-2022 as she was absent).

7. **Adjourn:** Motion by Craig to adjourn, seconded by Mary, meeting adjourned at 8:01 p.m.

Submitted by Ron Rodjenski