

**TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
May 18, 2022**

Members Present: Malcolm Teale, Chair; Craig Fowler; Mary Walz
Members Virtual: None
Members Absent: Tom Wawrzeniak; Elisa Clancy
Guests Virtual: Benji Clause, Landowner; Nick Caputo, VT State of Parks
Guests Present: Ron Rodjenski, Town Zoning Administrator; Andrew Volansky; Cindy Riddle, Terri Gregory; Milford Cushman; James Brosseau, Landowner; GMATV did not videotape this meeting.

Mac called the meeting to order at 6:05 p.m.

1. Welcome & Public Comment – No public comment received.

2. 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. Ron reported that James may be here or a little late, but asked that the DRB act on the application as the construction was continuing. Motion by Mary to close the hearing and move into deliberations. Seconded by Craig. Voting: 3 in favor, 0 against, motion passed. James appeared and suggested that a two-year permit life is difficult for construction projects due to supply issues.

3. 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 revised application materials submitted 05-13-2022 showing no cut limits, two exterior lights facing the reservoir now have down-lit fixtures, and a reduction in the kitchen window glass area by 24-inches. Andrew noted that Milford was invited to comment on the proposed revisions prior to the hearing and recommended adding five trees near the home's façade facing the reservoir which would create a 100% screen of the house to the reservoir. Andrew understood the bylaw to allow breaks in the view toward the reservoir. The current revised plans provide an 87% screening of the house due to the design and layout of the home, such as the low height of the building and the use of the existing woods line. Images taken on 05-14-2022 by Andrew had some leaf out occurring which showed a very limited sight line to the water surface. Cindy Riddle asked for photos from the roof ridge line which she felt would show a lot more water surface. Benji Clause testified that he had no problem adding more trees between the house and reservoir, but he restated that the bylaw does allow breaks in the view toward the reservoir. Benji noted that the recent application amendments considered comments from Milford Cushman. Andrew testified that in his opinion the existing trees within the view corridor will grow rapidly and fill in the gap area that allows limited summer visibility of the water in about two years. Milford expressed his appreciation for the effort Andrew applied to the home design, color, additional fracturing of the façade from the potential of two trees within 25-feet of the home, noting no concern for evening sun as the hill will shield the home in late afternoon, so only morning sun is a concern. Milford confirmed he is not looking for 100% screening, and the current plans are very good, with a mature canopy in the future allowing some "under canopy views" of the reservoir. Cindy asked about the septic system and Andrew confirmed that the State regulates wastewater areas, and the locations are within the maintained lawn area. Benji confirmed he is good with the 2-tree proposal for the front yard to affect some fracturing of the façade. Cindy noted she was originally concerned about the thinning and negative impacts on the Kusserow forested areas. Andrew confirmed that the applicant has been open and honest with everyone, inviting visits to the property, and is hoping for a decision soon. Cindy expressed concern for new developments negatively impacting the narrow Class 4 town highway and she hopes the new construction activity results in daily repairs, like the Maynard project did, when contractors repaired the road each day. Motion by Mary to close the hearing and move into deliberations. Seconded by Craig. Voting: 3 in favor, 0 against, motion passed.

- 4. Open Meeting:** The Board left deliberative session and discussed the two pending applications. Brosseau: Motion by Mary to approve the Brosseau application for the shop construction per the plans on file with a written decision to be prepared and signed by the Chair. Seconded by Craig. Voting: 3 in favor, 0 against, motion passed. Clause: Motion by Mary to approve the application per the new revised plans dated 5-13-2022 and with the planting of two trees within two years of the date of this decision, each with a minimum DBH of 2.5-inches near the locations on the new site plan, with a written decision to be prepared and signed by the Chair. Seconded by Craig. Voting: 3 in favor, 0 against, motion passed.
- 5. Minutes** – Motion by Craig to approve the 05-02-2022 minutes, as written, Seconded by Mary. Voting: 3 in favor, 0 against, motion passed.
- 6. Adjourn:** Motion by Craig to adjourn, seconded by Mary, meeting adjourned at 7:30 p.m.

Submitted by Ron Rodjenski