

**TOWN OF SWANTON
ZONING OFFICE**

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**PUBLIC HEARING
SWANTON DEVELOPMENT REVIEW BOARD**

Thursday, October 27, 2016

The Swanton Development Review Board held a Public Hearing on Thursday, October 27, 2016, at the Swanton Town Offices, 1 Academy Street, at 7:00 P.M.

Board Members present:

Lucie Hill, Vice Chair

Gabriel Liegey

Spencer LaBarge

Amy Giroux

Also present:

Yaasha Wheeler, Secretary

Darlene Marrier, Zoning Administrator

DRB-28-2016 – FCIDC

Tim Smith, FCIDC

Peter Cross, Cross Consulting Engineers

Monica Green

Tyler Green

DRB-29-2016 – Milton Robison

Milton Robison

DRB-30-2016

John & Sarah Bean

DRB-31-2016 - Two Bulls LLC/Kyle Lothian

James Peyrat

Jay Paradee

DRB-32-2016 Maurice Pigeon

Maurice & Pat Pigeon

Mr. Clark called the meeting to order at 7:09 p.m. He introduced the board members, explained the process of the meeting, and asked the board members to make known any possible conflicts of interest or ex parte communications. He drew the attendees' attention to the definition of interested persons being circulated. He swore in the participants.

1. DRB-28-2016 Franklin County Industrial Development Corporation request for Site Plan Amendment for an addition o the existing manufacturing/warehouse and Site Plan Approval to construct for a new manufacturing/warehouse located at 10 Precision Lane in the IND/Industrial District, parcel ID#PN0010-0029.

Peter Cross introduced himself, Tim Smith of FCIDC, Monica Green, owner of VT Precision Tools, which was a tenant, and Tyler Green. Mr. Cross explained the layout of the area, and the 12-acre area owned by FCIDC. There was an existing 90,000 square foot building currently occupied by Vermont Precision Tools, and pointed out the proposed pavement and buildings. There would be two phases to the project. Phase One would involve the south end of the site, including removal of the parking lot and construct an addition to the Vermont Precision Tools building, to be constructed in the same style and materials as the existing building. This would help the business to grow and increase its employee base. A detention pond would be moved and enlarged, and all drainage would be diverted to it. The reason for this move was "fire code issues," because it was in the section that needed to be clear for fire-fighting purposes. To make up for the removed parking, forty-eight (48) spaces would be added on the southeastern side of the lot. Permits would be needed for the wetland impacts; those permits would be sought through the state.

For Phase Two, second building was proposed, as a multi-tenant building, at 40,000 square feet. It would most likely be divided into 10,000 square foot spaces, with paving, loading docks, and maneuvering areas. They asked for approval for both phases. The lot was on village water and sewer, the project proposed landscaping, and 25-foot-high yard lights would be relocated and/or added. There would also be lights on the exterior of the proposed building.

This project would reach the maximum of 60% of building coverage. Phase One would begin in March 2017 and, at the latest, complete in March 2019 (though he anticipated a much earlier completion date). Phase Two would be completed with 6 years. The plan called for 17 more parking spaces than the zoning bylaws required. Mr. Cross explained the proposed landscaping, trees, and brush. Mrs. Green explained that the addition and landscaping had to remain financially feasible to cover through insurance. Tim Smith said that they were also discussing the possibility of rooftop solar.

Tyler Green and Monica Green said that they planned to invest \$7 million worth of equipment, and planned to add 50-60 jobs, in addition to the 110 jobs created by the company since its arrival.

2. DRB-29-2016 Milton A. Robinson request for Site Plan Approval to merge 5 lots in a previously approved sub-division located at 51 Woods Hill Road in the R3/Moderate Density Residential District, parcel ID#WH0051-0013.

Mr. Robinson came forward. He said that he had decided not to develop any more of that particular piece of land, so they were putting it back into land use for grazing for beef cattle.

3. DRB-30-2016 John & Sarah Bean request for variance from front yard setback requirement located at 6 Taylor Drive in the R5/Residential District, parcel ID#TD0006-0025.

The Beans wished to install a front porch that did not meet the setbacks. Mrs. Marrier noted that a neighboring home had a pre-existing, non-compliant porch of a similar type to the one proposed. She presented the measurements of the setbacks from the 50-foot road right-of-way. Mr. Bean said that his original plan was 10' x 10', but he did not mind scaling it back to 10' x 8'. The lot was 0.25 acres, with a required front setback of 35 feet. There was some confusion as to the location of the center of the road right-of-way, because there was a small island of green space owned by the Village in the center of the road. It was 15 feet from the edge of the pavement to the front of the house. Mrs. Bean said that they were willing to reconsider the size if necessary: "What size could we get approved?" Mr. Clark said the board needed more information on the road right-of-way before they could make a decision and said they would probably continue the application.

4. DRB-31-2016 Two Bulls LLC/Kyle Lothian request for Site Plan Approval for a Conditional Use to operate a retail sales & service in the existing structures on property located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light District, parcel ID#GA0127-0029.

Jim Peyrat was present to represent Mr. Lothian, and Jay Paradee, employee of Mr. Lothian, came forward. Mr. Peyrat and Mr. Paradee said that the warehouse was currently storage, but he wanted to sell maple sugaring equipment. Any large equipment would be delivered directly from Canada to the customer, with perhaps one or two items in the showroom for display. The hours would be Monday through Saturday, 8 a.m. to 5 p.m. Trucks would deliver to the front or side. For now, there would be only four employees, though there was the potential for expansion.

5. DRB-32-2016 Maurice Pigeon request for variance from rear and side yard setback requirement located at 8 Gamache Lane in the R1/Agricultural Residential District, parcel ID#GM0008-0017.

Mr. and Mrs. Pigeon came forward. Mr. Pigeon explained that he would like to install a 12' x 24' building 15 feet from the property line. Mrs. Pigeon said that her son-in-law had determined that there was supposed to be at least 30 feet between dwellings, but some of the houses were closer to the lot line than required. Mrs. Marrier said that non-permitted outbuildings existed in the neighborhood, too close to the property line. Originally, when the PUD was created, waivers were requested for lot size, front setbacks, and road frontage, but not for the front and side setbacks. The Pigeons had a share septic system with the rest of the development.

Mr. Clark considered that a request for a garage (maximum 625 feet) could be put in with a 15 foot setback. This could be handled administratively by the Zoning Administrator.

6. Any Other Necessary Business

The board reviewed the Mylar from Jeremy Fairbanks (approved at a DRB hearing on July 21, 2016). Mr. Clark signed the Mylar.

7. Deliberative Session

Mrs. Hill made a motion, seconded by Mrs. Giroux, to go into deliberative session at 8:14 p.m. Motion carried.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to exit deliberative session at 8:18 p.m. Motion carried.

Mrs. Giroux made a motion, seconded by Mrs. Hill, to APPROVE DRB-28-2016 Franklin County Industrial Development Corporation request for Site Plan Amendment for an addition to the existing manufacturing/warehouse and Site Plan Approval to construct for a new manufacturing/warehouse located at 10 Precision Lane in the IND/Industrial District, parcel ID#PN0010-0029. Approval was given on the condition that all landscaping shall be completed with Phase One. Motion carried.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to APPROVE DRB-29-2016 Milton A. Robinson request for Site Plan Approval to merge 5 lots in a previously approved subdivision located at 51 Woods Hill Road in the R3/Moderate Density Residential District, parcel ID#WH0051-0013. Motion carried.

Mrs. Giroux made a motion, seconded by Mrs. Hill, to CONTINUE DRB-30-2016 John & Sarah Bean request for variance from front yard setback requirement located at 6 Taylor Drive in the R5/Residential District, parcel ID#TD0006-0025, pending more research on the setbacks. Motion carried.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to APPROVE DRB-31-2016 Two Bulls LLC/Kyle Lothian request for Site Plan Approval for a Conditional Use to operate a retail

sales & service in the existing structures on property located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light District, parcel ID#GA0127-0029. The Conditional Use was approved as presented on the application.

Mr. Clark said that the DRB had determined that the following request could be handled administratively by the Zoning Administrator as a permit request for a garage: DRB-32-2016 Maurice Pigeon request for variance from rear and side yard setback requirement located at 8 Gamache Lane in the R1/Agricultural Residential District, parcel ID#GM0008-0017. No DRB approval was necessary.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to approve the minutes of the September 22, 2016 meeting as written.

Mrs. Hill made a motion, seconded by Mrs. Giroux, to adjourn at 8:23 p.m. Motion carried.

Respectfully Submitted,

Yaasha Wheeler
Swanton Development Review Board Clerk

Joel Clark

Lucie Hill

Spencer LaBarge

Gabriel M. Liegey, Jr.

Amy Giroux