

Planning Commission Agenda
Martin Memorial Hall
5259 Route 5
Monday, March 26th, 2018
7:00 P.M.
PUBLIC HEARING

1. Call to Order

2. Atilio and Rina Barreda, 150 North Runway Road (Sketch Plan for 2-lot Residential Subdivision) (7:15)

3. George Sargent, Route 106, Perkinsville (Final Plat Review – 2-lot Residential Subdivision) (7:30)

4. Approval of DRAFT Minutes of February 26, 2018 and March 12, 2018

5. Agenda Review for April 9th, 2018

6. Executive Session as per 1 V.S.A. § 313 (3) (Review Applications)

7. Adjourn

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, March 26, 2018

I. Call to Order

Chair, Nancy Heatley called the meeting to order at 7pm, and welcomed Howard Beach, a new member, to the Commission, (Appointed by the selectboard to serve the remaining three years of a four-year term)

Introductions: Howard Beach, Nancy Heatley, Ed Morris (Town Manager), Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)

Visitors: Chris Tomberg, Rine Barreda, Atilio Barreda, Sketch plan meeting, 2-lot subdivision for Rine and Atilio Barreda; Ron Taber, surveyor (Vive Libre Geomatics), Ken Bingham, K.S. Bingham, Robin Dawson, Final Plat Review for 2-lot subdivision, Hearing for George Sargent.

Agenda Review - No changes

IV. Approval of DRAFT Minutes of February 26, 2018 and March 12, 2018

A motion was made by Paul Tillman to accept the revised Minutes of February 26, 2018, seconded by Michael Todd. Voted: Unanimously

A motion was made by Paul Tillman to approve the Minutes of March 12, 2018 with corrections, seconded by Michael Todd. Voted: Unanimously

II. Atilio and Rine Barreda, 150 North Runway Road (Sketch Plan for 2-lot Residential Subdivision)

Land Use Administrator, Hal Wilkins said he was speaking for the applicant and explaining the process.

Atilio and Rine Barreda propose to subdivide their 2.60 acre property (#11-02-21) at 150 North Runway Road, Perkinsville, Vermont into two lots of 1.50 and 1.10 acres.

In accordance with Title 24, Vermont State Statutes Revised, Chapter 117, Sections 4464(a)(1) and 4463 and the Town of Weathersfield Subdivision Regulation, adopted 2 March, 2010, the Weathersfield Planning Commission will hold a public meeting to consider the subdivision application and sketch plan review for this project.

Photos of the location were included with the documents.

At the present time the Barredas said they have no plans to develop the second lot.

The Commission discussed and commented on the tables for the Subdivision Review Process Summary.

Hal Wilkins said he had received notification from Town Highway Crew Chief, Westley Hazeltine, that there is a 'second cut' onto the property for access to the proposed lot.

Westley Hazeltine and Perkinsville Fire Chief, Josh Dauphin have no concerns regarding the proposed subdivision.

The survey on Lot A will need to show the location for the septic and water (which the State has jurisdiction over). Power poles to be identified and three pins (monuments) will need to be set for the new subdivided boundary.

Any drainage will need to be shown on the survey and the Town seal is added.

Several abutters sent letters voicing their questions/concerns, including John Clark, Patty Jo Solano and Jeff Jarvis. Chris Tomberg said he had 'no comment.' Abutters will be part of the Hearing as participants and notified of the date/time of the Hearing and their comments will be on the record.

Michael Todd said they have the right to appeal if the law allows and the Commission follows the law.

Hal Wilkins said the Barredas have not hired a surveyor at this time.

A motion was made by Michael Todd to set the date for the Hearing of the Barreda 2-lot

subdivision for Monday, June 11, 2018 at 7pm at Martin Hall (all abutters will be notified), seconded by Howard Beach. Voted: Unanimously.

Public Hearing for George Sargent, Route 106, Perkinsville (Final Plat Review - 2-lot Residential Subdivision)

George and Michele Sargent propose to subdivide their 2.70 acre property (#11-01-13) at 1162 Route 106 in Perkinsville, Vermont into two lots of 1.50 and 1.20 acres.

In accordance with Title 24, Vermont State Statutes Revised, Chapter 117, Sections 4464(a)(1) and 4463 and the Town of Weathersfield Subdivision Regulation, adopted 2 March, 2010, the Weathersfield Planning Commission will hold a public hearing to consider the subdivision application and final plan for this project.

Chair, Nancy Heatley opened the Public Hearing for the Final Plat Review at 7:30pm. Abutters Kimberly Sue and Ken Bingham received notice of the Hearing. Robin Dawson who abuts the Binghams, had not received a notice but said her only access to Route 106 is via the private Right of Way owned by the Sargents. At a previous meeting George Sargent was asked to get together with the Binghams and Dawsons and for all parties to decide on a solution. According to the Binghams and Robin Dawson this did not happen.

There was a discussion on Robin Dawson's access.

Michael Todd made a motion to give Robin and Michael Dawson party status in the matter of 1162 Route 106 sub-division as they were driveway users, seconded by Paul Tillman. Voted: Unanimously.

Chair, Nancy Heatley administered the oath to Robin Dawson, Kimberly Sue and Ken Bingham and Ron Taber (Surveyor for the Sargents).

Concerns of the road maintenance need to be solved. A letter written by George Sargent on January 21, 2018 ("To whom it May Concern") copied to the Planning Commission, Binghams and Dawsons informs the he will be responsible for "plowing and maintenance of the right of way road from Route 106 to the driveway of the new dwelling."

In discussion the issue of the Right of Way condition with access to only one vehicle at a time and no space to pass and cars 'bottoming out' due to lack of road maintenance work needs to be done. The width of the Sargent access Right of Way, 50 feet or 30 feet, came under discussion. with a further increase in the width to the end.

Nancy Heatley asked if more information was needed such as a traffic impact analysis. There was concern for safety such as access for emergency vehicles.

Ron Taber offered to be an intermediary and speak to George Sargent and tell him what the law is.

The Commission reviewed the Checklist for Preparation of Final Subdivision Plat.

Water and wastewater need to be noted on the plat plus erosion control and the Town stamp added.

A motion was made by Michael Todd to continue the George and Michele Sargent subdivision (Docket number #11-01-13) Hearing to April 23, 2018 at 7pm a Martin Hall, seconded by Paul Tillman. Voted: Unanimously.

VI. Executive Session as per 1 V.S.A. s/s 313 (3) (Review Applications)

A motion was made by Michael Todd to go into Executive Session at 9:03pm, seconded by Paul Tillman. Voted: Unanimously.

A motion was made by Paul Tillman to come out of Executive Session at 9:30pm, seconded by Michael Todd. Voted: Unanimously. No action taken.

V. The next meeting will be held on April 9, 2018

VII. Adjourn.

A motion was made by Paul Tillman to adjourn at 9:31pm, seconded by Howard Beach. Voted: Unanimously.