TOWN OF HIGHGATE
Development Review Board

November 10, 2016 @ 6pm

Approved Minutes

NOTE: All actions taken are unanimous unless otherwise stated.

I. **CALL TO ORDER**

The meeting was called to order by chairman, Rick Trombley at 6:00pm, noting there is a quorum present.

Present at this meeting:

- **DRB members:** Rick Trombley, Chair; Tim Reynolds, Vice-Chair; Julie Rice; Woodbury Rouse *absent – Scott Martin*
- **Staff:** Wendi Dusablon- Planning & DRB Clerk; Heidi Britch-Valenta – Zoning Administrator
- **Public / Other:** Lani Schroeder; Wayne & Barbara King; Michael Messier; Louise Lapointe; Dan Davies; Cecile Laroche

II. **PUBLIC HEARINGS**

- ***Messier, Michael / Messier's Concrete***
  Conditional Use
  3876 VT Route 78
  Medium Density Residential District

The applicant, Michael Messier, was present. He was sworn in by Rick Trombley as well as everyone else present that would be giving testimony. This site was formerly an equipment rental site which has been somewhat vacant for years. Mr. Messier is using the property as a contractors yard and has other aspirations down the road. He was asked to come in and set some guidelines. Mr. Messier stated he is using the property as a tool box for his concrete construction business. He has anywhere from 4-7 employees and the building is used to store vehicles and tools. They pull rigs out as needed to work on them. There are no employees that would be on site all day. They load up in the morning around 6:30am and return between 5-6:00pm. Saturdays is vehicle maintenance day with most work being done inside, occasionally outside. Rick asked if there is any kind of buffer around the site, like trees or shrubs. There is a split rail fence along the back separating the mobile home park. With regard to vehicles, Mr. Messier stated they have 3-4 one ton dump trucks, a few seven yard dump trucks, equipment trailers for forms and equipment and a handful of pick up trucks. The board asked if he stores old materials on site. He replied that it is more random lumber stored on site. Most of the vehicles are registered, some are parts trucks, maybe 3-4 of them are not registered. He continues to get rid of surplus and tidy up the site. Lani Schroeder asked about the vehicles out front that are for sale and also about the tractor trailer storage on both sides of the building. Lani also wanted to know about any future plans. Tim Reynolds said we can only ask about the contractors yard and Mr. Messier's plans for that. Wayne King commented that in the past the neighbors have had to deal with the noise from reefers. That is not an issue now. There is plenty of noise there already with traffic. The King's want to be good neighbors to Mr. Messier. The neighbors expressed concern about additional traffic from Mr. Messier's property. Cecile Laroche has no issues with Mr. Messier and his business. Rick Trombley asked Mr. Messier to elaborate on the vehicles for sale. He has sent some to the junkyard already, and he is continuing to clean up the site. He believes that one of the cars for sale is registered. A normal residential property can only have three unregistered vehicles on site. For a business, the number is determined by the DRB. Mr. Messier confirmed there are three tractor trailer storage units on the property. Mrs. King wonders if his business will affect their property values. Dan Davies has lived next to the property since 1978 and it has always been commercial there. Mr. Messier is working with Heidi to permit the storage units. Julie Rice had questions about the placement of the storage units on the property. They are on the

western end of the property. Mr. Messier spoke to Mr. Parah, another neighbor, last night by phone. Rick asked about lighting, there is one light on the eastern side of the yard, he does not have any plans to add additional lighting. Heidi asked if Mr. Messier will be washing vehicles on site – no. Rick asked about parking – there is plenty of parking, but no pattern to it. Mr. Messier had not considered changing the parking, but if the board finds reason to, he would. Rick then read from the bylaws regarding parking and screening and there was further discussion about the parking layout and traffic flow. The site is used frequently as a turn around spot. Rick read aloud from the development regulations related to conditional uses. Julie would like to have a site visit to the property before the next meeting. There will be a site visit on December 8th @ 4pm @ 3876 VT Route 78. There will be no additional testimony at the site visit, just observing. The hearing was recessed @ 6:27pm. Mr. Messier asked the neighbors to please communicate with him if there are any issues.

- ***Lapointe, Louise / Lapointe, Chad***
  Conditional Use – Waiver of Setback
  416 Brosseau Road
  Village District

  Louise Lapointe was present for this hearing. Rick swore Mrs. Lapointe in and no one else was present. Her son, Chad, has been working hard to meet the conditions set by the board previously. He would like to leave a shed in place that is 5' from the boundary. The development regulations state 10' is the requirement. The shed backs up to a stockade fence that he just put up. Heidi has not visited the site lately to count the number of vehicles, but it does appear to be less congested than before. The shed sits on a stone base and sits slightly more than 5' from the boundary line. The shed is not visible to the neighbors because of the fence that was put up. The board is very familiar with the property and the location of the shed. The board was comfortable with the amount of information they have received. Motion by Rick Trombley to close the hearing @ 6:33pm. The motion was seconded by Tim Reynolds – **APPROVED.** A decision letter will be sent to the applicants with the board's decision within 45 days.

III. APPROVAL OF MINUTES

Motion by Rick Trombley to approve the minutes from *October 13, 2016*, as written. The motion was seconded by Tim Reynolds – **APPROVED.**

IV. OTHER BUSINESS

- The board approved the decision letters for Paquette, Thompson and Shedrick.

V. UPCOMING EVENTS

Nov. 11		Municipal Offices CLOSED – Veterans Day
Nov. 15	5-7pm	Municipal Open House
Nov. 17	7:30pm	Selectboard Mtg. – notice change of time
Nov. 24 + 25		Municipal Offices – CLOSED – Thanksgiving
Dec. 1	7pm	Selectboard Mtg.

VI. DELIBERATIVE SESSION

Motion by Rick Trombley to enter into deliberative session @6:39pm. The motion was seconded by Tim Reynolds – **APPROVED.** Motion by Rick Trombley to exit executive session @ 7:24pm. The motion was seconded by Julie Rice – **APPROVED.**

VII. ADJOURNMENT

Motion by Rick Trombley to adjourn the meeting @ 7:25pm. The motion was seconded by Tim Reynolds – **APPROVED.**

Minutes respectfully submitted by:

Wendi Dusablon, Planning & DRB Clerk — 12/8/16
Wendi Dusablon — Date

Minutes approved by:

Richard Trombley, DRB, Chair — 12·8·16
Richard Trombley — Date