

TOWN OF HIGHGATE

Development Review Board

April 9, 2015 @ 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.

Present at this meeting:

- **DRB members:** Rick Trombley, Chairman; Woody Rouse; Julie Rice; Tim Reynolds; Scott Martin
- **Staff:** Heidi Britch-Valenta, Planning & Zoning Administrator; Wendi Dusablon- Planning & Zoning Clerk
- **Public / Other:** James Harrison; Larry Lackey; Jacques Larose; Peter Smiar; Jeff Towle

II. PUBLIC HEARINGS

- **State of Vermont – Franklin County Airport**
Site plan amendment to relocate the runway & construct three new hangars
Industrial / Commercial District
Airport Road

Rick Trombley swore everyone in that was present for this hearing. Peter Smiar is an engineer with Civil Engineering Assoc. The application before the board tonight is to develop on the east side of Airport Road, north of the Field Days site and behind the VTrans garage. They are proposing a light sport runway for ultralights and light sport aircraft as well as three hanger buildings and a gravel access road to serve the facility. These will be cold storage hangars for the aircraft. VTrans will be removing the building that is currently there on the west side of Airport Road. This week, they received comments from an abutting land owner, Mr. Harrison. There are concerns regarding setbacks nearest his property. VTrans wants to work with abutting land owners on this project. Tonight they thought they would seek approval for the access road and hangar buildings and remove the runway from what the board is reviewing this evening. This request from the abutting landowner came in at the last minute. Mr. Harrison has some plans and they want to work together. Doing it this way will allow the project to keep moving forward. Rick asked about removing the runway from tonight's plans, and what does that mean for the hangars. Mr. Lackey stated that there is a demand for more hangars, while they continue to work with Mr. Harrison. Mr. Smiar added that they need to come back for the runway portion anyway, and they could roll any changes with the hangars in with that approval process. Mr. Harrison noted that they just recently received notice of this meeting, so he got together with the state a little late in the project. Mr. Harrison is not here to railroad the project or stop it, he has concerns about what needs to happen in that particular zone. Heidi asked the board if they would like to see a plan without relocation of the runway – yes. She also asked for clarification on the maps provided on which runway is proposed to be moved. Julie had some questions about setbacks. What the board is looking at tonight under this application is a 20' gravel road and three

hangars, each with 3 bays inside. Each building will have three doors and two parking spaces per bay. The hangar doors for the aircraft will be on the airfield side of the buildings. Woody asked about turn around space for fire and rescue vehicles. Mr. Larose said a turn analysis was done with a 32.5' truck, which is standard size. With more information from our fire department, they could simulate a HVFD truck turning around in there. The test with a 32.5' truck was able to make a move into a parking space and do a K turn to come back out. If all spaces were filled, this would be a problem. They could provide extra space for emergency vehicles to turn around. Woody also asked if it would be possible for two emergency vehicles to meet and pass each other safely on a 20' wide road. There is not much shoulder there, because its very flat and sandy. There are no steep embankments, so it should work just fine. There will be fairly low volume of regular traffic through there. The photo in the packet shows a typical hangar, like those that are existing at the airport now. Heidi asked Mr. Smiar to point out on the plans where they would be relocating from. He pointed out that it is the use that is being relocated, and that the building presently there is being removed. Tim clarified, just one building being removed – yes. Rick feels this proposal is pretty cut and dry, to which Mr. Smiar agreed. The fact that the runway has been removed from the proposal tonight is helpful to the board to see what is being asked of them. Mr. Lackey would like any questions about the runway to be sent to them in advance so they can get them answered ASAP. They hope to resolve any issues with Mr. Harrison in the next several weeks and be back before the DRB soon. The plan is to have it laid out and ready to start construction this year, Mr. Lackey confirmed that money is budgeted for the work. Once the issues are resolved with Mr. Harrison, they will come back to us with flight patterns and whatever else the town will require. Tim asked if this project is going to impact neighbors and what they can do with their own properties as far as height restrictions. That will also be answered as this project continues. Mr. Lackey added that there are opportunities to improve the access along Airport Road. They will be coming back with a larger master plan, which will be partially federally funded. He also mentioned that there are more improvements coming to the airport. The DRB feels they have enough information for this phase of the project. The applicants want to close this application and come back with another involving the runway. Motion by Rick Trombley to close the hearing @ 6:25pm. Motion was seconded by Julie Rice – **APPROVED.**

III. APPROVAL OF MINUTES

Motion by Rick Trombley to approve the minutes from March 12, 2015, as written. Motion was seconded by Tim Reynolds – **APPROVED.**

IV. OTHER BUSINESS

- Heidi has a mylar from the airport (from a previous visit) for Rick to sign.
- Violations – Heidi will be working on getting some letters out soon.

V. UPCOMING EVENTS

Apr. 16	7pm	SLB Mtg.
Apr. 21	6pm	PC Mtg.
May 2		Green Up Day
May 9	8am-1pm	Household Hazardous Waste Day – Transfer Station

