

# TOWN OF HIGHGATE

## Development Review Board

October 11, 2018 @ 6pm  
Approved Minutes

*NOTE: All actions taken are unanimous unless otherwise stated.*

### I. CALL TO ORDER

The meeting was called to order by Chair, Richard Trombley @ 6:00pm, noting there was a quorum of the board present.

Present at this meeting:

**DRB members:** Richard Trombley, Chair; Tim Reynolds, Vice-Chair;

Woodbury Rouse, Jr.; Julie Rice *absent* – *Scott Martin*

**Staff:** Wendi Dusablon- Town Clerk / Public Meetings Clerk;

Anna Roberts- Zoning Administrator

**Public / Other:** Brad Brosseau; Dan Brosseau; Richard Laroche; Dave MacCallum; Sarah Hadd; Lucas & Sabrina Papineau; JoAnn Brodeur

### II. PUBLIC HEARINGS

- ***Brosseau, Daniel & Lise***  
***2 Lot Subdivision – Sketch Plan Review***  
***1062 Brosseau Road***  
***Medium Density Residential District***

Dan and Brad Brosseau were present and both were sworn in. The proposal is to subdivide off 1.5 acres for Brad to build a house. They had plans and explained where the driveway, septic and well will be located. The driveway for this proposed home will come off Morey Road up at the top of the hill and will have a good site distance. The driveway permit will have to be approved by the Public Works Department as part of the town permit process. There was discussion on if a driveway culvert will be needed. That is also part of the driveway permit process. The waste water permit has been acquired already, and it will be a conventional septic system. Harvey Chaffee has surveyed it and the pins have been placed. The final mylar won't be recorded until this process is complete with the town. Brad has not decided yet if he will build a garage now or in the future. There were no further questions from the board, the applicants or anyone from the public. Rick read through the criteria from the development regulations. Motion by Tim Reynolds to continue this application to final plan review. The motion was seconded by Woody Rouse – **APPROVED**. A follow up letter will be sent out by Anna with what will be needed before they can come back for their final review.

- ***Papineau Family Farm Real Estate, LLC.***  
***Papineau, Lucas & Sabrina***  
***Conditional Use Review***  
***2819 St. Armand Road***  
***Agricultural District***

Lucas and Sabrina Papineau were present and sworn in. Lucas explained their proposal. They would like to build a living space in the hayloft section of their barn. The foundation and electrical are already there and they have been working with an electrician and certified carpenter that said the building is sound. This would be a year-round, three bedroom, single family living space within a portion of their barn, approximately 1,080 square feet. Sabrina pointed out on the photos provided where access to the home would be and there will be a porch. The barn already has its own well and they have been working with Michael Gervais on the septic plan. This will be an open floor plan design with lofts on either side for their children's bedrooms. There are no plans to increase the size of the barn. They plan to add skylights and additional lighting throughout. Rick asked about the driveway and where that is located. There is an existing driveway there and it is quite large, going all the way back to the horse barn. The barn already has been issued its own 911 address, which is 2819 St. Armand Road. Their current home is across the road, which is

inconvenient as well as hazardous to cross at 50mph or much faster traffic going through. Anna has visited the property already as well. Lucas and Sabrina are in the process of putting up a 5 strand fence to keep their animals on the property and away from the road. It was asked if the farm is in Land Trust – it is not. Woody asked if animals will still be kept in the other section of the barn - yes they will. Directly underneath their proposed living space is used for milking. They will not be using wood to heat their new space, as there will be hay in the building as well. Prior to this proposal, they had considered building a smaller home on that side of the road, but they are out of the box thinkers. It was noted that they have also already had a conversation with their insurance company. The breaker box will be a 200 amp service to service both their home and barn. Eventually they would like to have a farm store in the space as well. There were no further questions from the board, the applicants or anyone from the public. Motion by Woody Rouse to close this hearing. The motion was seconded by Tim Reynolds – **APPROVED**. A written decision letter will follow this hearing.

- ***Green Mountain Habitat for Humanity  
Conditional Use Review  
602 Airport Road  
Industrial / Commercial District***

Present for this hearing were Dave MacCallum, JoAnn Brodeur and Sarah Hadd and they were all sworn in by Rick Trombley. Mr. MacCallum gave some background on what they do and stated he did not realize they needed a town permit to have their weekend sales at the warehouse. They acquired the warehouse when Deringer gave it to them in 2005. It is used for storage of materials and as their collection got too large they began opening their doors to get rid of inventory. They are currently open on Saturdays from April – November and the warehouse is full. They could be open far more often to the public in an effort to continue to liquidate their inventory. Everything is donated to them and they also give away a lot to people in need. This keeps items out of the landfill. JoAnn noted they also have helped to furnish apartments for folks through organizations such as Voices Against Violence, Tim's House, Martha's Kitchen and have also come to the aid of local flood victims. Proceeds from their sales go towards new builds. Their chapter is run by volunteers and they receive no funding from the government. Recipients of Habitat for Humanity homes do have a mortgage, but no interest, and each family puts in \$500.00. They also donate to Habitat International to assist with recovery efforts due to natural disasters. The land their building sits on is leased land from the State of Vermont. VTrans has encouraged them to be in compliance with the town through this hearing tonight. There was a discussion regarding Habitat for Humanity's warehouse location and how they are impacted by the airport expansion. They were sent a letter back in June to cease and desist their operations, and were given just a few weeks notice to do so. The State has worked with them some and to date they have been able to stay located in Highgate. Dave stated they are actively looking for available space to relocate. They don't want to, but they are on borrowed time with the State of VT. The lease they have is good through 2030 and every five years the State has to give their blessings, which would be 2020. He hopes they can at least hold on here until next summer, but isn't sure they can or will be allowed to. The space they need would need to be about 10,000 square feet and everything they have looked at either needs a lot of work or is too expensive for them. They could sell their current building, but it has to be sold related to aviation, which limits potential buyers. The State doesn't want to purchase it, but wants them out. Franklin County Field Days future at the site is also up in the air, and they have many buildings on the property. There are a lot of rumors floating around out there. A meeting is being held here on Oct. 15 @ 6pm with regard to plans at the airport. Mr. MacCallum plans to attend. If Habitat has to relocate, they will need to have a moving sale which will require them to be open longer and more often to liquidate as much as possible. Their current hours are Saturdays from 8am – 3pm and they get a lot of foot traffic. The state only wants them open one day per week. There have been issues with parking at the site, even though the lot is large, it is a busy place on Saturdays from April – November. They asked the State about handicapped parking spaces

and were offered space across the road. Days and hours of operation will be listed as part of the town permit. It doesn't mean they have to be open that much, but will give them the flexibility to do so. JoAnn does not want to have issues with the aviation committee if the town approves certain days / hours per week, so that will have to be a follow up conversation with the aviation committee once there is a town decision letter issued. The many volunteers at this chapter of Habitat for Humanity are trying to do some good, but don't have the support to do so. Having the flexibility to be open Monday – Saturday from 8am – 6pm would be very helpful and would help with the heavy traffic on Saturdays. Parking would not be such an issue either. When inventory leaves the building it is quickly replaced with something else. They have signage up which has helped alleviate after hours drop offs. They have four exterior lights as well as three cameras outside. There are no plans to add additional lighting or cameras to their site. The DRB commended them all for the work they do in this community and they are behind them. The volunteers at Habitat will hang in there and continue to do the best they can. Motion by Rick Trombley to close this hearing. The motion was seconded by Tim Reynolds – **APPROVED**. A written decision letter will follow this hearing.

**III. APPROVAL OF MINUTES**

Motion by Rick Trombley to approve the minutes from September 13, 2018, as written. The motion was seconded by Tim Reynolds – **APPROVED**.

**IV. OTHER BUSINESS & UPDATES**

- Anna updated the board on zoning violations.

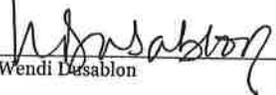
**V. DELIBERATIVE SESSION**

Motion by Tim Reynolds to enter in to deliberative session @ 7:12pm. The motion was seconded by Woody Rouse – **APPROVED**. Motion by Woody Rouse to exit deliberative session @ 8:00pm. The motion was seconded by Julie Rice – **APPROVED**.

**VI. ADJOURNMENT**

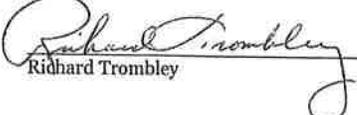
Motion by Rick Trombley to adjourn the meeting @ 8:02pm. The motion was seconded by Woody Rouse – **APPROVED**.

Minutes respectfully submitted by:

  
Wendi Desablon, Town Clerk &  
Public Meetings Clerk

11-8-18  
Date

Minutes approved by:

  
Richard Trombley, DRB, Chair

11.8.18  
Date