

TOWN OF HIGHGATE

Development Review Board

August 13, 2020 @ 6pm
Approved Minutes

NOTE: All actions taken are unanimous unless otherwise stated.

I. CALL TO ORDER

This meeting was held at Highgate Sports Arena to allow for proper physical distancing by board members, applicants, and members of the public.

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

Present at this meeting:

DRB members: Richard Trombley, Chair; Tim Reynolds, Vice-Chair; Woodbury Rouse, Jr.; Michael Kravetz; Courtney Veeder (arrived @ 6:02pm)

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

Public / Other: Kevin & Laura Dudley; Rick Lamphere; Harold Derosia; Marc Bechard II; Sharon Bousquet

II. PUBLIC HEARINGS

**Dudley, Kevin & Laura
Variance Review
127 Hoague Drive
Medium Density Residential District**

Kevin and Laura Dudley were present in July for a review as a Conditional Use – Waiver of Setback. There was confusion over how the original hearing should have been warned so they were asked to return for this meeting as a Variance Review. Their neighbor, Rick Lamphere, was also present. Rick Trombley apologized for the mix-up and thanked them for coming back before the DRB. Kevin explained the project again. They want to build a 24' x 28' garage and can not meet the setbacks in our bylaws, so are asking to be 5' from the property line on the side that borders Mr. Lamphere. The property lines are not straight, and their home was placed in the middle of the parcel, leaving not enough room on either side for them to build a garage and meet setbacks without a variance. Mr. Lamphere stated he has no issues with their proposal and that his own garage is about 20-21' from the property line that meets Mr. & Mrs. Dudley. Tim asked for clarification if the garage would be 5' from the property line or the overhang would be 5' from the property line. Mr. Dudley stated that the overhang would be 5' from the property line. Michael Kravetz also had a few clarifying questions for Mr. & Mrs. Dudley. There were no further questions from the board, the applicants or the public. Rick Trombley read through the criteria for a Variance Review from the Development Regulations. Motion by Tim Reynolds to close this hearing. The motion was seconded by Michael Kravetz – **APPROVED**. The board has 45 days to issue a written decision. The Dudley's will receive the decision in the mail. The board again thanked them for coming back.

**Derosia, Harold
Variance Review
1775 Fortin Road
Agricultural District**

Harold Derosia was present for this hearing. No members of the public were present. His mother's property was recently sold to VT Fish & Wildlife. One of the buildings was torn down and he wants to put it back up on his own property further up Fortin Road. There is a significant amount of ledge on his property that prevents him from meeting the required 65' from the center of the road setback. He is proposing 45' instead. He lives on a dead-end road and there are only a few properties past him. He lives just past Carman Brook Farm. The structure will be used for personal use as storage / workshop / and

to boil his own sap. The structure will be approximately 15' from the ledge. Courtney asked if the property F&W purchased from his family had been surveyed – yes, it has. There was discussion on the shape of the property and where F&W placed the pins. Mr. Derosia owns a total of two acres. Courtney also asked if F&W was ok with this proposal. They were noticed on this hearing and did not contact the office, nor did anyone attend to ask questions. There was discussion about power to the new structure. That will come from his home, but for now he will run an extension cord for a period of time. Courtney asked Mr. Derosia to be mindful of where the septic and well are on his property. There was discussion about the possibility of a wastewater permit in the future if the use ever changed from being only personal. Rick Trombley read through the criteria for a Variance Review from the Development Regulations. Motion by Woody Rouse to close this hearing. The motion was seconded by Tim Reynolds – **APPROVED**. The board has 45 days to issue a written decision. Mr. Derosia will receive the decision in the mail. The board thanked Mr. Derosia for coming.

Bechard, Marc II
Conditional Use Review
10 Endeavors Lane
Industrial / Commercial District

Mr. Bechard was present for this hearing and was sworn in by Rick Trombley. There were no members of the public present. Courtney Veeder recused himself from this hearing. Rick noted there was still a quorum of the board present to proceed. Mr. Bechard would like to build a personal home with a garage and a small sugarhouse on the property. This is in the Industrial / Commercial District so he needs to go through this review, per the bylaws. The driveway comes into the property and is about 900' long. The structures he is proposing would be several hundred feet from all the property lines. The listers have been there to assign a 911 address – 10 Endeavors Lane. Courtney had moved to the audience side and shared information he had with regard to the wastewater permit and boundaries. Courtney was also sworn in by Rick Trombley. It was noted that Courtney Veeder no longer works for Barnard & Gervais. The wastewater system is an inground system and Mr. Bechard has a right of way to access the property being discussed. Rick Trombley asked for more information and clarity on where this property is located on the maps provided in the packet. Endeavors Lane is off Waugh Farm Road in the Town of Swanton and this particular parcel crosses over the town line into the Town of Highgate. Courtney confirmed everything Mr. Bechard is proposing is well within the required setbacks. Tim asked about the location of the well, which was pointed out. The well and wastewater shields are no where near any abutting properties so notifications to them were not necessary, per Courtney. There are wetlands on the property, all by the river, which was also pointed out on the plans. The lot is a total of 44 acres between the two towns. Michael asked for some clarification, as he was not following the placements very well and also wanted to know where the house was going to sit. Michael would like to continue this hearing while Mr. Bechard gathers more info now that he knows what the board would like to see. Rick read through the criteria for a Conditional Use Review from the Development Regulations. Courtney will send maps to Wendi for the file and to share with the rest of the board. Motion by Michael Kravetz to continue this hearing. The motion was seconded by Woody Rouse – **APPROVED**. Mr. Bechard will let the town know when he is ready to proceed.

It is noted that Courtney Veeder rejoined the DRB.

Bechard, Marc II
Conditional Use Review
VT Route 78 (4.5 acre lot)
Industrial / Commercial District

Mr. Bechard was present for this hearing and was sworn in by Rick Trombley. Sharon Bousquet was also sworn in as an interested party and abutting property owner. Mr. Bechard explained that he would like to build a duplex on the property. This property is in the Industrial / Commercial district. He currently has a right of way to the property from Gilbert Tremblay. Sharon had

questions about the large ravine on the property. Woody had questions about who would maintain the road leading to the proposed duplex. Mr. Bechard is here to find out if a duplex would even be allowed before he invests a lot of money into the process. Courtney noted that the property should be surveyed and test pits done and also he needs to find out if there are wetlands out there. There is a small section of wetlands at the top portion of the property. Mr. Bechard has been trying to connect with someone named Brock to get a culvert installed and do some test pits. Mr. Bechard pointed out on the map where the right of way is to this property. Rick asked about previous owners filling in a brook. That property is still owned by Gilbert Tremblay and is not part of this parcel. Sharon asked about garbage and construction debris on the property, which Mr. Bechard stated he has not seen. Rick read aloud from an email from Ed Pierce who is the State Permit Coordinator. This property is off a state road (Rt. 78) so they were noticed on this hearing. Tim recommended doing the test pits first. Tim also asked for confirmation on where the ditch is located. Mr. Bechard noted the ditch is quite deep and it will be very difficult to get an excavator out there. Courtney recommended working with a licensed wastewater engineer and that a hand auger can be used, if necessary. Whoever is designing the system can also work with Brock. Mr. Bechard appreciates the information and he will work on this and then come back to the town. The board recommends working with a licensed engineer to find out what can be done there and then let the town know when he is ready to get back on an agenda. Motion by Tim Reynolds to continue this hearing. The motion was seconded by Woody Rouse – **APPROVED**.

**Gagne, Fernand & Patricia / Gagne, Bruce & Julia
Boundary Line Adjustment
3631 St. Armand Road (south of) & 45 Sugar House Lane (west of)
Agricultural District**

The applicants were unable to attend this evening and will be placed on the September 10th agenda.

III. APPROVAL OF MINUTES

Motion by Woody Rouse to approve the minutes from July 9, 2020, as written. The motion was seconded by Michael Kravetz – **APPROVED**.

IV. OTHER BUSINESS & UPDATES

- Two final mylars were presented for signature (Cadieux & Deso / Nolan / Kemp / Timura).
- Samantha Derosia submitted her resignation as Zoning Administrator and lister. Her last day was July 31st. The ZA job is posted until 8/21. The lister job is posted until 8/28. The Selectboard appointed Richard Trombley to serve as interim ZA. He will be coming into the office weekly to process permits and letters of compliance as they come in.
- Other miscellaneous zoning issues / violations were discussed.

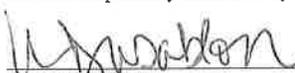
V. DELIBERATIVE SESSION

Motion by Rick Trombley to enter into deliberative session @ 7:36pm. The motion was seconded by Tim Reynolds – **APPROVED**. Motion by Tim Reynolds to exit deliberative session @ 7:50pm. The motion was seconded by Michael Kravetz – **APPROVED**.

VI. ADJOURNMENT

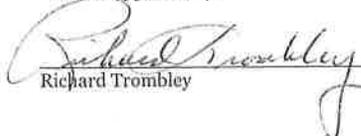
Motion by Tim Reynolds to adjourn the meeting @ 7:51pm. The motion was seconded by Woody Rouse – **APPROVED**.

Minutes respectfully submitted by:


Wendi Dusablon, Town Clerk & Public Meetings Clerk

9/10/20
Date

Minutes approved by:


Richard Trombley, DRB Chair

9.10.20
Date