

APPROVED
Planning Commission
February 28, 2017

Present: Bruce Riddle, Peter Merrill, John Reid, Toby Dayman, Quinn Colgan, Jacques Harlow, and Jo-Ann Ells, Zoning Administrative Officer

Absent: Robin Adair Logan and Mike Morris, Selectboard Liaison

Administrative Matters

1. Short Term Rentals

Jo-Ann Ells explained that there is growing popularity for people to use on-line booking agencies such as Airbnb to rent rooms in their homes. She added that after an inquiry about a neighbor renting a room out in their home, she did some research to determine how other towns are permitting this activity. (In Hartford, this activity falls under the definition of Bed and Breakfast.)

Jo-Ann Ells reviewed her findings and suggested that the current practice of requiring a permit for a Bed and Breakfast be continued to allow for review of parking, circulation, public comment, and the opportunity to educate applicants of the need for State permits. She added that she would follow up with the owner of the property who reportedly is renting a room.

Jo-Ann Ells noted that several residents of Chandler Road in Wilder who have a neighbor renting out a room were present to voice concerns.

Norm Smith, Jay Moody and Antoinette Romine expressed concerns with inadequate parking and circulations, lack of adequate snow removal, vehicles being stuck in the snowbank, headlights and lack of State permits regulating life safety.

The Commission agreed that they would prefer to continue permitting this activity as a Bed and Breakfast.

John Reid asked if Airbnb notified clients of the need to obtain permits. Jo-Ann Ells stated that she thought they did and would confirm.

2. Minutes

John Reid moved to approve the minutes of October 17, 2016 as prepared. Jacques Harlow seconded and the motion passed 4-0-2 with Peter Merrill and Quinn Colgan abstaining.

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Peter Merrill moved to approve the minutes of November 14, 2016 as prepared. Quinn Colgan seconded and the motion passed unanimously.

Quinn Colgan moved to approve the minutes of January 12, 2017 as prepared. Jacques Harlow seconded and the motion passed unanimously.

3. Projects Receiving Administrative Approval

Bruce Riddle noted that administrative approval had been granted for motor vehicle repair at Gateway Hyundai on Sykes Mountain Avenue.

4. Applications before the PSB for Solar Installations

Bruce Riddle explained that he had received copies of several applications to the Public Service Board for solar installations. Jo-Ann Ells reviewed the locations; public safety building, ice rink, public works, Wilder and WRJ pump stations, and the Comfort Inn and Super 8 hotels. Bruce Riddle noted that he did not see any reason for the Planning Commission to participate in the reviews.

5. Availability for the next Public Hearing

All Commissioners anticipated being available for the next hearing scheduled for April 3, 2017. Jo-Ann Ells noted that two applications were submitted; Prime Subaru on Sykes Mountain Avenue for motor vehicle sales and repair, and Bergeron's Landscaping on Route 14 for amendments to an approved site plan.

6. Public Comment

None

Public Hearing

After Bruce Riddle opened the Public Hearing, he introduced the Commission and Zoning Administrator, and explained the Hearing process. He then administered the oath.

1. Application #17-02 by the Upper Valley Waldorf School and Joseph Morel (owners/applicants) for a lot line adjustment between lot 12-0063-000 and 12-0071-000, 1815 Quechee Main Street and 80 Bluff Road, Quechee, in a VR-C zoning district and the Upper Valley Waldorf School Planned Development.

Chris Huston of Bread Loaf Corporation was present to represent the applicants.

Jo-Ann Ells distributed a letter from Andrew Boeri dated February 27, 2017.

Chris Huston reviewed the location of the proposed lot line adjustments. He stated that

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the intent of widening Bluff Road is to provide an appropriate road width at the intersection with Quechee Main Street, noting it barely provides room for two-way traffic today.

Chris Huston explained while the dwelling will remain on lot 12-0063-000, the widening of Bluff Road will require the removal of the garage and breezeway on the lot.

Jacques Harlow asked if the applicant had considered widening the entire length of Bluff Road. Chris Huston said it was looked at and determined to be too expensive.

Toby Dayman noted that the existing road right-of-way for Bluff Road goes through the former library building. It was agreed that the issue was not the responsibility of the applicant to address.

Toby Dayman asked what would happen if the Selectboard did not grant a waiver for the relocation of the driveway for lot 12-0063-000 as proposed. Jo-Ann Ells stated the applicant would need to come back to the Planning Commission.

Toby Dayman noted a typographical error on page #1 of the plat regarding the acreage of lot 12-0063-000.

Toby Dayman requested that Finding of Fact #23 be amended to clarify that reference to “this application” was application “#17-03”.

Quinn Colgan asked if there were any obstructions to the line of sight for the proposed relocated driveway on lot 12-0063-000. Chris Huston responded that there were no obstructions.

Quinn Colgan reviewed the requested waivers.

There was no public comment.

John Reid moved to close the Public Hearing. Quinn Colgan seconded and the Public Hearing was closed.

Jo-Ann Ells reviewed changes to the Findings of Fact.

Quinn Colgan moved to approve the application with the noted changes. Jacques Harlow seconded and the motion passed unanimously.

2. Application #17-03 by the Upper Valley Waldorf School (owner/applicant) for Site Development Plan Approval under sections 260-45 and 260-47 of the Hartford Zoning Regulations for an addition to the school and amendments to the Planned Development’s Master Plan, lot 12-0071-000, 80 Bluff Road, Quechee, in the Upper Valley Waldorf School Planned Development.

Chris Huston of Bread Loaf Corporation was present to represent the applicant.

Chris Huston gave an overview of the project noting that the Auditorium may be done in a second phase.

Chris Huston stated that one of the primary issues raised during sketch plan review with the Planning Commission was the need for additional parking. He reviewed the proposed parking and reiterated that the student body and faculty would not increase as a result of the project. He noted that since the drop off spaces will not be used when events are held in the Auditorium, the applicant is proposing to count them toward the parking requirement.

Noting that the proposed parking was on lands owned by the School District, Bruce Riddle noted that Peter Merrill is on the School Board. There was no objection to Peter Merrill participating in the review of the application as there was no conflict of interest.

Chris Huston noted that the Department of Public Works had reviewed the proposed treatment of stormwater.

It was noted that the easement or lease for parking on the Ottauquechee School's property would need to be for a period equal to the proposed use.

Toby Dayman asked that the plans be amended to clarify the improvements that might be deferred to a second phase. ("Phasing plan.")

The planting material for one of the stormwater treatment areas was reviewed.

Toby Dayman asked that a condition be added requiring the applicant to document that they have coordinated access to the fire lane with the Fire Marshall.

There was a discussion regarding the need to keep the emergency egress door clear of snow. Chris Huston stated that this was the responsibility of the school's maintenance staff.

After a discussion regarding the removal of trees and proposed landscaping, it was agreed that two trees would be added between the existing and proposed parking areas. In addition, landscaping would be added along the entire length of the south side of the school.

John Reid voiced concern regarding erosion on the steep bank. Chris Huston stated that a drainage swale was being added in the widened section of Bluff Road which would help slow run off. Toby Dayman added that the proposed conservation mix would help with erosion control.

Peter Merrill asked for several changes to the wording of Finding #20 and bullet #4 under the Decision.

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There was no public comment.

Quinn Colgan moved to close the Public Hearing. Peter Merrill seconded and the Public Hearing was closed.

Quinn Colgan moved to approve the application with the noted changes and conditions. Peter Merrill seconded and the motion passed unanimously.

Adjournment

At 8:25 p.m. Peter Merrill moved to adjourn. Quinn Colgan seconded the motion and the Hearing was adjourned.

Respectively Submitted,

Peter Merrill, Clerk