

2. (01.20.11)

There was some discussion concerning low impact commercial occupations that may need to be addressed thru the Act 250 process. That might want to get that agency's opinion. Opening a business will have some impact on traffic, possibly 3 or 5 extra vehicles a day. UPS or Fed-Ex deliveries approximately 2 trips a week.

The Board feels that this application falls under Section 3.7 (E) Cottage Industry, (1) thru (10) and Section 5.2 Conditional Use Review rather than Section 3.7 (A) Home Occupations.

Linda made the motion to approve this application as a Cottage Industry under Section 3.7 (E) and that the applicant complies with Criteria 1 thru 10 with #7 viewed as temporary storage of hazardous waste that is regularly serviced by a professional contractor, and Conditional Use criteria Section 5.2. Also that the applicants comply with the Performance Standards in Section 4.10

Erick 2nd All in favor

A copy of the minutes will be sent via certified mail.

7:45 PM John called the continued hearing of January 13, 2011 to order:

Application #10-35 Warren & Mary Noyes, Parcel ID #02-003.001. The property is located at 802 US Route #2. The applicants request a Change of Use of their commercial lumber yard building with storage area to a Mixed Use commercial lumber yard building with two (2) apartments located on the property. The application requires approval of the Development Review Board per the Moretown Zoning Regulations, Section 3.9(A) Mixed Uses... in designated districts; more than one use may be permitted within a single building on a single property subject to conditional use review in accordance with Section 5.2.

Dexter Lafavour presented a new map showing

- Side yard between Lots A & Lot B is now at 29 feet and 28 feet
- .45 foot minimum to front boundary
- added an easement
- Commercial building has a total of 2750 square feet: 1,000 feet for retail space and 1,750 square feet for storage
- Store parking spaces needed - 4
- Apartment (tenants) parking spaces needed - 2
- New plan has 8 parking spaces provided and only 6 required

3. (01.20.11)

John made the motion that the application that creates a new Lot B consisting of 1.0 acre is approved subject to conditions as follows:

1. Lot B to be staked out consistent with the revised plan accepted into evidence tonight, last dated 01/19/11.
2. That a final plat/plan showing the parcel as staked be recorded in the Moretown Land Records within 180 days of tonight's meeting
3. That the 30 foot right-of-way across Lot A benefiting Lot B, also be established by monuments and depicted on the final plan.
4. That the existing lumber sheds be removed as stated on the plan within 180 days
5. That the eight designated parking spaces be created consistent with the plan, with a gravel or paved surface and established in such a manner that tenants and customers will see them clearly delineated.

Erick 2nd All in favor

A certified letter will be mailed to the applicant with the minutes of this meeting enclosed

Meeting adjourned at 8:15 Pm