

Town of Moretown Development Review Board  
79 School Street, Moretown, Vermont 05660

Minutes and Decisions of Hearings Held June 22, 2023

Application No. 23-16 of Waterbury Makersphere Cooperative for Change of Use in Commercial District located on property owned by Ted Brunell at 329 US Route 2.

Present for the Board were John Riley, Paula Woods, Greg Nagurney, Dave Russo and Jim O'Neill at the Town Office. Applicant was represented by Board Members Donald Schneider and Brian Schwartz also present at the Town Office.

The hearing began at 6:30 and was preceded by a site visit at 5:00 p.m.

Prior to the Hearing Board Members received copies of the Zoning and DRB Application; evidence of mailing to abutters; and a plan depicting existing improvements on the 1.9 acre parcel.

Donald Schneider who is also the Organization's Treasurer provided a summary of the Applicant's proposal. Waterbury Makersphere Cooperative is a 501(c)3 non-profit organized to promote arts-type activities of various sorts and including woodworking and furniture making. It has leased the 2,400 square foot building previously leased to a body shop. It offers classes of various types to the general public at several locations in the Waterbury area. The former body shop provides an open space well-suited for students utilizing things like table saws or creating stained glass. Most of the hearing was devoted to questions of parking. Ted's Kar Kare operates in a second building on the parcel and is a multi-bay auto service and repair facility. The other building also contains a hairdresser's shop in the rear portion. At the time of the site visit it was evident between the employees and customers who had left vehicles for servicing, at times parking can be an issue on the premises.

Donald Schneider advised that under the terms of the Cooperative's Lease it is only allocated four parking spaces which are depicted adjacent to the building on the submitted site plan. According to Mr. Schneider they too had concerns about parking, but because most of the classes they offer take place in the evening, or on weekends, they do not expect it to be a problem. The Cooperative may provide some afterschool programing but the location is on the Crossett Brook and Harwood bus routes and other students would be dropped off or picked up.

Jim O'Neill made a motion, seconded by David Russo, to approve the Application as submitted on the condition that any activities and offered programing occurring during

the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday be structured to only require/utilize the four currently allocated parking spaces. When the auto repair operation is closed during evenings and weekends, activities which require additional on-site parking are permitted. In addition, to the extent the Applicant is able to secure additional allocated parking spaces under its Lease, activities may be expanded based on the number of additional spaces secured during the 8:00 a.m.-5:00 p.m. time period Monday through Friday. All approved.

Application No. 23-14: Sketch Plan Review of Proposed Subdivision by Scott Baughman and Lisa Ransom at 2016 US Route 2.

This hearing began at approximately 7:08 p.m. Present were the Applicants, Lisa Ransom and Scott Baughman. Preceding the hearing the Board held a site visit at approximately 5:45.

Prior to the Hearing Board Members received copies of the Zoning and DRB Application; evidence of mailing to abutters; a prior wastewater permit, and a plan roughly depicting the proposed subdivision of the 38.32 acre parcel.

This is a sketch plan review under Section 5.6.3 which allows an Applicant to acquaint the DRB with a proposed subdivision at an early stage in the design process.

At the site visit Scott and Lisa outlined the basic concept of the subdivision. There is an existing access road/driveway onto the property which provides access to their former residence and to greenhouses which have been leased to a third party which recently received zoning approval to conduct a cottage industry as a home-based business. The driveway also provides access to the former Grow Compost business location which consists of a large open area and includes a multi-bay garage structure. It is no longer being used as a composting facility and is vacant at present.

The Applicants are working with Grenier Engineering to develop the subdivision plan. The Application indicated the new lots would be approximately 10 and 22.32 acres (which does not add up to 38.32). Lisa Ransom advised these were just estimates and their expectation is when established the newly created lots may be close to being equal in size.

Stakes have been placed to demarcate the likely new common boundary location. The driveway would be located exclusively on the residential parcel, with the compost facility lot having an access easement which would include an easement for the existing buried power line underneath the driveway.

There is a bathroom in the garage facility on the Compost parcel which has its own separate water supply and leach field which lie exclusively on the proposed Compost parcel.

Two-lot subdivisions represent a “minor subdivision” which can be reviewed and approved by the Zoning Administrator if the DRB waives review.

Included with the Application was a request that the DRB waive review of the proposed subdivision. Section 5.6.3(B) provides that with respect to minor subdivisions, if the DRB waives review, the Zoning Administrator shall review and consider the Application without the need for a public hearing, and in accordance with Section 5.6.2(A) and Section 6.2.

The Board held a discussion as to whether it should waive review for this subdivision. Most Members were inclined to do so given the lots will be relatively large in size, and only two lots are proposed. It would be expected that the Zoning Administrator will review the subdivision survey being prepared by Grenier Engineering to ensure that the newly created lots meet requirements of the Zoning Ordinance, including being located such that structures meet setback requirements. It has been the Board’s practice to impose a condition that any newly created lot which does not have frontage on a Town road or State highway be benefitted by an access right of way at least 30 feet in width, and the subdivision review waiver will be conditioned upon this being an element of the subdivision. Greg moved, seconding by Jim O’Neill, to approve the request for subdivision review waiver subject to the conditions that the Zoning Administrator will conduct the subdivision review and approval, and that the newly created lot which will not have frontage on the State highway be benefitted by a right of way at least 30 feet in width from US Route 2. The Motion was approved by a vote of 4-1 (Paula dissenting).

There being no further business the meeting adjourned at approximately 7:36 p.m.

Dated this 26<sup>th</sup> day of June, 2023.

Moretown Development Review Board

  
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By John Riley, Acting Clerk