

Town of Weston Development Review Board

Minutes of Meeting July 2, 2022

Present: Deborah Granquist (Chair), Anne Fujii, Laura Katz (Alternate), Jeff Lennox, Debra Lyneis, Susan Morris, Tom Foster

Absent: Carrie Chalmers

Public: Will Goodwin, Zoning Administrator (ZA)
James Murphy, Little Pond Partners, LLC, Applicant
Gary Rapanotti, Surveyor
Ted Reeves, Engineer
William Dakin, Attorney
Ryan Hart, Weston Fire Chief
David Fubini, Bertha Rivera Fubini, Abutters

Note: The meeting was held at the Weston Town Office with Ms. Granquist, Ms. Lyneis, Ms. Morris and the Zubinis attending remotely on Zoom. The meeting was recorded.

Deborah Granquist, Chair, called the meeting to order at 5:04 PM, scheduled for two hearings.

1. **Minutes:** Mr. Foster moved and Ms. Fujii seconded approval of the minutes of the 6/1/2022 meeting. Approval was unanimous.
2. **Site visit, 7/2/2022:** Ms. Fujii, Mr. Foster and Ms. Lyneis attended a site visit of the proposed Little Pond subdivision. Mr. Murphy and Mr. Rapanotti led the group up the proposed road to the hammerhead turn-around, pointing out lot, wetlands and fire pond locations. Mr. Hart also attended.
3. **Hearing: Little Pond Partners, LLC Subdivision, Continuation of Recessed Preliminary Plat Review Hearing**
 - a) Ms. Granquist called the hearing to order at 5:10 PM and waived the reading of public notice. There were no disclosures of conflicts of interest or *ex parte* communications. Ms. Granquist administered the oath of evidence to participants and proceeded to conduct the hearing under the DRB Rules of Procedure. The following documents have been submitted for review:
 - Letter from Mr. Murphy, 6/12/2022
 - Letter from Mr. Reeves, 6/11/2022 about road design.
 - Letter from Mr. Reeves, 6/11/2022 about deer and bear corridors
 - b) Ms. Granquist asked the applicant to explain how the project complies with the Regulations. Mr. Murphy and Mr. Reeves then explained the contents of their letters, noting waivers and conditions.
 - Section 241. Topo maps use 10 ft contours in open forest areas and 5 ft contours elsewhere.
 - Section 241-10. There will be no sidewalks.
 - Section 241-10. Wells will be drilled by the property owners. Brian Rapanotti will design septic systems to be approved by the VT Agency of Natural Resources.
 - Section 261. Mr. Murphy requests that a performance bond not be required and suggests the following condition: *“The fire pond and the road through and including the hammerhead at approximately station 12+70 will be completed and available for use before any building permit is issued for any house on lots 7, 8, 9, or 10.”* There were questions about building the road to specifications and the sequence and timing of selling lots and requesting permits.
 - Section 321. Mr. Murphy will construct a hammerhead turn-around.

- Section 325. Mr. Reeves explained building the travel surface of the road 20 feet wide.
- Section 346. Mr. Reeves described topsoil preservation plans complying with VT requirements
- Deer and Bear Corridors. Mr. Reeves explained research showing no such corridors nearby.
- Section 335. Green Mountain Power will determine utility easements and pole placements after the road is built. Mr. Murphy suggests the timing for meeting this condition.
- Section 336. Mr. Murphy requests a waiver for no required monuments. Mr. Rapanotti will place pins to mark property boundaries.
- Section 340 and 341. Mr. Murphy does not propose setting aside park or recreation land.
- Section 380. There will be no street lights.
- Proposed conditions. Mr. Murphy restated previously proposed conditions requiring identifying school districts, requiring service alarms and Knox Boxes, completing the road and fire pond.
- Protective Covenant. Previously prepared and submitted by Mr. Dakin.
- Water and septic plans. These are controlled by the state with permits required. Buyers will install their own water and septic systems. Stormwater permits apply to the whole subdivision, to be maintained by the owners' association.
- Section 210. Once the subdivision is approved by the DRB, Mr. Rapanotti will prepare a final survey of all boundaries. Mr. Murphy will update the plat and confirm all conditions.

c) **Next steps.** After some discussion about having met the requirements for Final Plat review and approval, the decision was made to close the hearing.

4. **Motion to Close the Preliminary and Final Plat Hearing for Little Pond Partners, LLC**

Subdivision. Ms. Fujii moved and Ms. Katz seconded to close the hearing at 6:20 PM. Approval was unanimous.

5. **Weston Hotel Partners, LLC Conditional Use and Site Plan Review Hearing.** The applicants propose a change in use from a residence at 613 Main St. to a retail bake shop with an apartment, office and signage.

a) **Present:** Deborah Granquist (Chair), Anne Fujii, Laura Katz (Alternate), Jeff Lennox, Debra Lyneis, Susan Morris, Tom Foster

Public: Will Goodwin, ZA

Eric Pace, Applicant, manager

Chris Britton, Architect

Nicole Kesselring, Engineer

Claudia Harris, Abutter

Todd LaRue, Abutter

David and Berta Rivera Fubini, Abutter

Will Freeman, Abutter

Ryan Hart, Weston Fire Chief

Note: The hearing was held at the Weston Town Office with Ms. Granquist, Ms. Lyneis, Ms. Morris and the Fubinis attending remotely on Zoom. The meeting was recorded.

b) Ms. Granquist called the hearing to order at 6:26 PM and waived the reading of public notice. Abutters had been properly notified. There were no disclosures of conflicts of interest or *ex parte* communications. Ms. Granquist administered the oath of evidence to participants and proceeded to conduct the hearing under the DRB Rules of Procedure. The following documents were submitted for review:

- Application from Weston Hotel Partners LLC, 6/10/2022
- Preliminary Site Plan, Weston Bake Shop, 6/9/22
- Proposed Site Plan
- Existing Conditions Site Plan

- c) Mr. Pace described the proposal. The bakery would service the Weston Hotel and a retail bake shop with an apartment and office for the bakery staff, and no inside dining. He, Mr. Britton and Ms. Kesselring answered questions relating to compliance with the 706 Conditional Use and 708 Site Plan Review regulations. Since the application had not directly addressed all of the regulations, there were many questions about village district use, traffic, parking, hours of operation, the proposed construction of an addition, setbacks, lot size, screening, seasonal outdoor seating, storm water runoff, septic system plans, and future development. Although the DRB supported the general concept of the plan, too many issues remained unclear or unresolved for consideration of approval at this point.

- d) Mr. Lennox moved and Mr. Foster seconded to recess the Weston Hotel Partners, LLC hearing until the next DRB meeting on 8/6/2022. Approval was unanimous. The meeting was adjourned at 7:35 PM.

Respectfully submitted,
Debra Lyneis
DRB Secretary