**Town of Weston**

**Planning Commission**

**Draft Minutes of Meeting and Hearing**

**March 1, 2023**

**Present:** Deborah Granquist (Acting Chair), Laura Katz, Jeff Lennox (Zoom)

**Absent:** Anne Fujii, Tom Foster

**Public:** Will Goodwin, Zoning Administrator (ZA)

 Chris Lindgren, Applicant

 Frank Parent, Project Engineer (Zoom)

**Meeting called to order at 5:08**

The Chair reviewed the agenda. She noted that there is a quorum and that PC member Ann Fujii will be able to continue with this matter by listening to the recording of this hearing.

There was no public comment.

Approval of Minutes: *Motion by Laura Katz and seconded by Ann Fujii to approve the minutes of January 12, 2023. Motion carried unanimously*.

H**earing**: **Chris Lindgren Subdivision Final Plat Review (continuation)**

The hearing was called to order at 5.10 PM. No ex parte communications or conflicts of interest reported. Everyone continues to be under the oath taken at previous hearings.

The Chair noted the new submissions since the last hearing:

• Revised Roadway & Driveway Schematic

• Emails from Londonderry Rescue Squad and Weston Fire Department expressing concern with the driveway plan submitted at the last hearing.

• Letter from Ryan Hart dated February 16, 2023.

Mr. Lindgren has requested a waiver from the required 10% grade for a portion of the driveway to lots 5& 6 [request letter dated 11/7/22]. The Chair noted that the main issue for tonight’s hearing is the new plans prepared by Frank Parent for the slope/grades of a portion of the driveway to Lots 5/6, reflecting changes worked out with Ryan Hart, Weston Fire Chief. Mr. Lindgren also mentioned that Mr. Parent is working on new storm water drainage drawings.

Mr. Parent explained that the LRS and WFD could not approve the previous drawings. Therefore, Mr. Parent and Mr. Lindgren met with Ryan Hart to see if they could reach a solution. Based on conversations with Mr. Hart, Mr. Parent has made changes to the plans including:

 • moving the first pullout downhill a bit toward station 400.

 • a new turn out has been added around station 550, which will also be used for construction staging for the wastewater system.

 • a new pullout up near where the roundabout had been. The roundabout is being removed.

 • for the remainder of the 5/6 driveway, where the existing work road ends, Mr. Parent redesigned the driveway to Lot #5 to allow for emergency vehicle access and turn around. He did the same on the driveway to lot #2.

Mr. Parent hasn’t yet looked at storm water. But he knows there will be changes – like rip rap and using a series of culverts – from the design by Mr. Krueger which planned to just have all the water come down along the side of the driveway.

Question. How do owners of lots #2 and 5 know that their driveway entrances have to be oversized?

Answer. The drawings will be part of approved plans.

Discussion of Ryan Hart letter, which describes the details of the driveway and pull-outs and his concerns. Observation 1,00 should be 1,000.

Question. If pullouts are pervious, will that affect the storm water exemption calculation?

Answer from Mr. Parent. He will have to recalculate this. He believes that the pervious systems [the geo-pavers] are rated for fire trucks. But probably easier to do impervious.

PC will need written sign-off from LRS and WFD on these new drawings. Also, from the Town Engineer.

Question. Are driveway locations fixed or up to lot owner? If the driveway is moved, would that affect Mr. Hart’s opinion?

Answer. Up to lot owner and probably would not affect Mr. Hart’s opinion.

Question. Mr. Hart says snow should be plowed every 4”. How would this be enforced? No answer to this question.

Question. Mr. Hart refers to maintenance of the “Road”. Does he mean Road or driveway?

Answer. Mr. Lindgren thinks he means Road. We probably should get confirmation from Mr. Hart.

Next steps:

• Updated storm water plan – Mr. Parent to prepare for next hearing. He plans to continue to rely on the 1 acre exemption. He will calculate pervious v. impervious and his new plan will depend on those calculations.

• Confirmation from LRS and WFD. Also clarify -- 1,00, impervious v. pervious, Road v. driveway. Mr. Lindgren asked if the Zoning Administrator could get this for him. Will Goodwin agreed to follow up on this.

Question. Who builds what portion of the driveway to lot 5/6?

Answer. Mr. Lindgren builds the driveway up to the pull-out for the construction staging. The owners of Lot #5 and 6 have to build the rest of the driveway. Plan is for Mr. Lindgren to build the road and driveway portion this summer.

VTrans permits for Lot #1 and Road have been obtained. But Mr. Lindgren has not heard back from GMP.

Discussion of when to meet next. Mr. Parent said he needs at least 4 weeks. There was question about whether they would be able to get wastewater amendment permit by then. Does PC need wastewater permit? Mr. Lindgren asked for contingent approval without the wastewater permit amendment.

Discussion of subdivision provision that does not allow for Final Plat approval until road is built or the applicant provides a performance bond. Mr. Lindgren asked if he could do a letter of credit instead. The answer is in theory yes, but a letter of credit would have to be reviewed and approved by counsel.

Mr. Parent said that if we schedule the next hearing for 5 weeks we could have everything but the wastewater amendment.

The Chair noted that once everything is in place we can let you know that things are good to go except for the open issues, which include building required improvements and performance bond v. Letter of credit. But there still are several items outstanding, including: legal documents, Town engineer sign off, etc. Request that Town Engineer be available for next meeting. Jeff White will work with Town attorney on the legal documents.

Ms. Granquist then called for a motion to recess the hearing to April 13, 2023 at 5 pm. The following motion was made by Laura Katz and seconded by Jeff Lennox:

*To recess the hearing until April 13, 2023 at 5 PM. The motion passed unanimously.*

The hearing was closed at 5:46 PM after motion and approval.

Minutes taken by Deborah Granquist*, Acting Chair of Planning Commission*