

**Village of Essex Junction
Planning Commission
Minutes of Meeting
December 18th 2008.**

MEMBERS PRESENT: Mark Thibeault (Chair); Diane Clemens, Andrew Boutin, Liza Kilcoyne, Aaron Martin, John Alden. Dan Kerin was absent

ADMINISTRATION: Robin Pierce, Development Director

1. CALL TO ORDER and AUDIENCE FOR VISITORS.

Chair Mark Thibeault called the meeting to order at 7 PM.

2. ADDITIONS/AMENDMENTS TO AGENDA.

None.

3. MINUTES.

December 4, 2008

MOTION by Liza Kilcoyne, Second by Diane Clemens to approve the 12/04/08 minutes.

Voting: unanimous (6-0); motion carried.

4. PUBLIC HEARING

Mark Thibeault explained the procedure to be followed with applications before the Planning Commission and swore in those individuals to give testimony.

Final Plan for a 24 unit Planned Residential Development (PRD) at 27-29 Roscoe Court in the R-2 District by Jim Dousevich, agent for the Trombley Estate and Eric & Beth Aubin, owners.
Paul O'Leary and Brad Dousevich appeared on behalf of the applicant.

This Hearing had been tabled at the December 4 meeting during Deliberation. The Planning Commission reopened the Deliberation.

STAFF REPORT

Robin Pierce explained that Rick Jones had requested that the access road be constructed to Village standards; using the Village cross section details for the road bed and curbs, if the Planning Commission feels it should be a Village Street. Rick felt this would be easier for plowing and maintenance of the area. Diane Clemens felt that the access road would, as proposed by the applicant, be the same width and of a similar design standard as roads she is familiar with in the Village. Mark Thibeault felt that the stormwater design relied on the road as proposed with swales to catch and direct the water. If curbs were installed this would limit the potential to deal with stormwater and necessitate more infrastructure components. It was confirmed that the access road would be a minimum of 24'.

Andrew Boutin asked about the size of the ROW that the Village would be adopting. It was confirmed that the applicant was offering a 60' ROW and that there was also a 5' ribbon along the edge of the new access road ROW that the Village currently owned. This would make an effective ROW of 65'.

There was discussion regarding the trees that are to be planted along the new access road. John Alden and Liza Kilcoyne requested confirmation that the trees would not be planted opposite each other on either side of the road, and felt the trees should be staggered along the new access road. Staggering the trees along the road was confirmed.

Andrew Boutin and Aaron Martin wanted to know if there would be enough room for snow storage in the vicinity of the new access road. It was confirmed that the applicant had dedicated a hammerhead easement at the end of the proposed new Village Street where it intersected with the interior development road for plow truck turn around and snow storage.

There was discussion regarding the Homeowners Declaration. John Alden felt this document would be checked by the Village Attorney, Robin Pierce confirmed same, and added that that would be one of the conditions of any approval.

The access issues raised by the neighbors on both sides of the new access road were discussed. Robin Pierce felt that the LDC prevented single family homeowners having two curb cuts to their property in certain circumstances. Robin added that if a second curb was approved by the Trustees then it could impact existing streetscapes and perhaps enable certain lots to be subdivided. The impacts could be more than those that initially come to mind. Liza Kilcoyne felt that the Loubier Drive lots would be less impacted than those on Onondaga Avenue as their lots are deeper. Robin Pierce stated that research had shown that one of the lots on Onondaga Avenue may have restricted access to their back lot because of additions that had been added to the property. In one instance the building was within the required side yard setback. Mark Thibeault felt the situation created by the new development access road was similar to a corner lot property regarding roads on two sides of a property.

Discussion ensued regarding the affordability criteria the applicant would have to adhere to if the Vermont Neighborhoods application undertaken by the Village was approved. Robin Pierce confirmed that the Hearing to determine if the Village application to the Downtown Board was successful was on December 22nd. Robin added that the Downtown Board staff had enquired if the development had received local approval.

There were no further comments.

MOTION by Mark Thibeault, SECOND by Liza Kilcoyne, to approve the final plan application for 24 unit Planned Residential Development (PRD) at 27-29 Roscoe Court in the R-2 District by Jim Dousevich, agent for the Trombley Estate and Eric and Beth Aubin, owners, with the following conditions; the Village will adopt a 24' wide access road with a hammerhead easement for ease of plow trucks and snow storage, trees along the access road shall be staggered, all final Plans shall be approved by Village staff.. VOTING: unanimous (6-0); motion carried.

5. OTHER PLANNING COMMISSION ITEMS

Open Space Inventory

There was discussion regarding the request for a map showing available open/recreation space in the Village and Town. Robin Pierce stated that the Town had been asked to provide a map with that information.

Property at 137 Iroquois Avenue

Mark Thibeault asked a question regarding a dental office just off Park Street. Robin Pierce said he would confirm that appropriate permits are in place.

6. ADJOURNMENT

MOTION BY Mark Thibeault , SECOND BY Liza Kilcoyne to adjourn the meeting.

VOTING: unanimous (6-0); motion carried.

The meeting was adjourned at 8:55 PM.