

**VILLAGE OF ESSEX JUNCTION  
PLANNING COMMISSION  
MINUTES OF MEETING  
March 15, 2012**

**MEMBERS PRESENT:** Diane Clemens, Nick Meyer, Aaron Martin, John Alden, David Nistico, Andrew Boutin. (Liza Kilcoyne was absent.)

**ADMINISTRATION:** Robin Pierce, Development Director; Dave Crawford, Village Manager; Jim Jutras, WWTF Superintendent.

**OTHERS PRESENT:** Wayne Elliot, Bruce Murdough.

**AGENDA:**

1. Call to Order
2. Audience for Visitors
3. Additions/Amendments to the Agenda
4. Approval of Minutes
5. Public Hearing
  - Site Plan, Pump Station & Emergency Generator, Educational Drive, Village of Essex Junction/Essex Union School District
6. Other Planning Commission Items
7. Adjournment

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**1. CALL TO ORDER**

In the absence of Chairwoman Liza Kilcoyne, Diane Clemens called the meeting to order at 6 PM.

**2. AUDIENCE FOR VISITORS**

There were no comments from the public at this time.

**3. ADDITIONS/AMENDMENTS TO THE AGENDA**

None.

**4. APPROVAL OF MINUTES**

*February 2, 2012 – Regular Meeting*

**MOTION** by John Alden, **SECOND** by Aaron Martin, to approve the minutes of 2/2/12 with the following clarification(s)/correction(s):

Page 3, Kolvoord Application for Mini-Storage, Approval Condition #6 (landscaping) – add “and approved by staff” to the end of the sentence.

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

**5. PUBLIC HEARING**

**Site Plan for redevelopment of the sewage pump station with a structure 20’x28’x16’ high and with an emergency backup generator on a concrete pad and a driveway for the Village of Essex Junction at Educational Drive and Old Colchester Road in the R-1 District by Aldrich & Elliot Water Resource Engineers, agent for Essex Union School District, owner**

Wayne Elliott and Jim Jutras appeared on behalf of the application.

## STAFF REPORT

The Planning Commission received a staff report on the application, dated 3/15/12. Robin Pierce noted the voters have already approved the funding for the pump station.

## APPLICANT COMMENTS

Wayne Elliott reviewed the layout, elevations, building materials, and function of the pump station and generator. There will be limited landscaping by the building to allow the site to be in open view. There will be a fence along Indian Brook and a double silt fence in place during construction. The storm drainage system at the site will be upgraded which will increase the usability of the area. The driveway to the building will be paved. The building will be secure with windows only on the doors to minimize vandalism. The generator will be powered by natural gas. Some of the manholes are slightly below grade to allow the high school to mow the grass.

Nick Meyer mentioned landscaping to provide screening for the residents on the other side of Indian Brook. Mr. Elliott explained the school district had input on the landscaping and finds what is proposed will work well to keep the building in open view.

John Alden mentioned adding boulders along the grass similar to what has been done on Old Colchester Road to prevent cars from driving on the grass. Mr. Alden asked about the proximity of the pump station to wetlands and Indian Brook. Mr. Elliott stated there are Class 3 wetlands on the site, but the construction will be within the footprint of four existing buried emergency storage tanks. The location of the new structure is subject to the existing gravity feed pipes.

Andrew Boutin expressed concern about the exposed gauges on the new building and potential for vandalism especially without a fenced enclosure. Mr. Boutin also urged covering the windows with plexi-glass to avoid damage from vandals.

There was discussion of the capacity of the station (handles significant flows) and the ability to expand or upgrade if necessary. The cost/benefit analysis to build new or refurbish the existing pump station showed relatively no difference. The new station will offer easier access and better grinding of materials which should help prevent shutdowns.

## PUBLIC COMMENT

There were no comments from the public on the application.

**MOTION by Aaron Martin, SECOND by John Alden, to close the public portion of the hearing. VOTING: unanimous (6-0); motion carried.**

## DELIBERATION/DECISION

Site Plan, Pump Station & Emergency Generator, Educational Drive, Village of Essex Junction/Essex Union School District

**MOTION by Andrew Boutin, SECOND by David Nistico, to approve the site plan for a pump station and emergency generator at Educational Drive and Old**

Colchester Road for the Village of Essex Junction by Aldrich & Elliott, agent for Essex Union School District, owner, with the following conditions:

1. The applicant shall ensure compliance with all applicable state and federal regulations prior to the issuance of a permit.
2. The applicant shall comply with all village staff comments.
3. Boulders shall be used as landscaping on the pump station side of the road with consultation between the school district and village staff as to placement.

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

## **6. OTHER PLANNING COMMISSION ITEMS**

### Planning & Zoning Forum

A planning and zoning forum will be held April 11, 2012. Planning commissioners are welcome to attend.

### SOUL

Nick Meyer explained his participation in a nine week class on stewardship of the urban landscape (SOUL). Three other residents are also participating. The group will inventory trees in the public right-of-way and help clarify where the right-of-way exists.

### Orton Foundation Grant Received by Town and Village

John Alden reported the Community Advisory Team (CAT) will begin meeting at the end of the month over a period of two years with guidance and assistance from the grant sponsor, Orton Foundation.

### Amtrak Station Design

John Alden reported on his involvement with Liza Kilcoyne and the Village Engineer on proposed improvements to the train station. UVM engineering students are doing the design as their school project. The effort to improve the train/bus station has momentum with Amtrak, the railroad, CCTA, village staff, and village residents volunteering their time and expertise.

Robin Pierce will email the draft renderings of the station which show a roof canopy covering the passenger platform. Public comments are welcome.

### 8 Railroad Ave.

There was brief discussion of the reconstruction of the building at 8 Railroad Ave.

## **7. ADJOURNMENT**

**MOTION by John Alden, SECOND by Aaron Martin, to adjourn the meeting.**

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

The meeting adjourned at 6:50 PM.