

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MAY 19, 2016
AGENDA
6:00 P.M.**

I. Audience for Visitors

II. Additions or Amendments to Agenda

III. Minutes

- A. Regular Meeting – May 5, 2016

IV. Public Hearing

- A. Final site plan review for the removal of buildings B, C and the residential portion of building G to construct an 8,882 s.f. 40 1-bedroom apartment building with 29 additional parking spaces at 6 Franklin Street in the MCU District by O’Leary-Burke Civil Associates, agents for 222 Franklin Inc., owners.
- B. Conceptual plan review for a Planned Residential Development to retain an existing single family dwelling and the proposal of two additional single family units at 32 Lamoille Street in the R-2 District by O’Leary-Burke Civil Associates, agents for Donald and Marcy Morgan, owners. **Postponed until June 16, 2016.**
- C. Final site plan review for a Planned Residential Development to retain an existing single family dwelling and the proposal of two additional single family units at 32 Lamoille Street in the R-2 District by O’Leary-Burke Civil Associates, agents for Donald and Marcy Morgan, owners. **Postponed until June 16, 2016.**

V. Other Planning Commissions Items

VI. Adjournment

Pursuant to 24 VSA Section 4464(a)(1)(C) Participation during the public hearing before the Essex Junction Planning Commission is a prerequisite to the right to take any subsequent appeal.

Members of the public are encouraged to speak during the Public-To-Be-Heard agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item.

NOTE: The Planning Commission may choose to postpone consideration of any application not started before 10:00 P.M.

This meeting will be held in the conference room of the Essex Junction municipal building at 2 Lincoln St., Essex Jct., VT. Reasonable accommodations will be provided upon request to the Village, 878-6950, to assure that Village meetings are accessible to all individuals regardless of disability.

For information on subsequent meetings on the above mentioned applications, please contact the Community Development Department from 8 – 4:30 at 878-6950 or the website www.essexjunction.org.

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
May 19, 2016**

MEMBERS PRESENT: David Nistico (Chairman); John Alden, Amber Thibeault, Diane Clemens, Joe Weith. (Nick Meyer and Andrew Boutin were absent.)

ADMINISTRATION: Robin Pierce, Development Director.

OTHERS PRESENT: Paul O'Leary, Tom Weaver, Michael Dugan, Curt Montgomery, Dean Bartlett, Tom Helmstuth, Elaine Helmstuth.

- AGENDA:**
1. Call to Order
 2. Audience for Visitors
 3. Additions/Amendments to the Agenda
 4. Minutes
 5. Public Hearing
 - Final Plan for removal of buildings B & C and the residential portion of Building G to construct an 8,882 s.f. building with 40 one-bedroom apartment units and 29 additional parking spaces at 6 Franklin Street in the MCU District by O'Leary-Burke Civil Associates, agents for 222 Franklin, Inc.
 - Conceptual and Final Plans for a Planned Residential Development (PRD) to retain an existing single family dwelling and add two additional single family units at 32 Lamoille Street in the R-2 District by O'Leary-Burke Civil Associates, agents for Donald and Marcy Morgan, owners [Postponed until June 16, 2016 per request of applicant.]
 6. Other Planning Commission Items
 7. Adjournment

1. CALL TO ORDER

Chairman David Nistico called the meeting to order at 6 PM.

2. AUDIENCE FOR VISITORS

None.

3. ADDITIONS/AMENDMENTS TO THE AGENDA

Robin Pierce noted the application for 32 Lamoille Street is postponed because the applicant is doing a redesign and asked for a continuance to June 16, 2016.

4. MINUTES

May 5, 2016

MOTION by Amber Thibeault, SECOND by John Alden, to approve the minutes of 5/5/16 as written. VOTING: unanimous (5-0); motion carried.

5. PUBLIC HEARING

Final Plan for the removal of Buildings B & C and the residential portion of Building G to construct an 8,882 s.f building with 40 one-bedroom apartment units and 29 additional parking spaces at 6 Franklin Street in the MCU District by O'Leary-Burke Civil Associates, agent for 222 Franklin, Inc.

Paul O'Leary, Michael Dugan, Curt Montgomery, Tom Weaver, and Dean Bartlett appeared on behalf of the application.

STAFF REPORT

The Planning Commission received a written staff report on the application, dated 5/19/16.

APPLICANT COMMENTS

Paul O'Leary explained the proposal to replace Buildings B & C and the residential portion of Building G behind Park Place Tavern with a new building that will have 40 one-bedroom apartments. There is a net increase of 27 apartment units. Additional parking spaces will be added depending on demand. There are 555 parking spaces on the site now. According to a count of the spaces being used by the 366 existing dwelling units there is need for 447 parking spaces. The site is served by municipal water and sewer. Comments from the Village Engineer have been addressed. A stormwater discharge permit is needed for the new building because the amount of impervious surface is increasing. There are rain gardens and a gutter system to handle runoff from the roof. Drainage from a one or two year storm will infiltrate into the soil. A drainage swale will handle larger storms.

Michael Dugan reviewed the proposed design of the new building which will be similar to the buildings already built on the site (color palette, roof, porch) so there will be cohesive color and rhythm to the buildings.

There was discussion of constructing only the amount of parking that is needed and not displacing the playground for parking spaces. There was mention of the demand for one bedroom units in the village and impact of the additional units on traffic and level of service at the intersection with Park Street. Paul O'Leary said in an urban area level of service "D" is acceptable especially off a side street. The project will not impact the existing level of service. The project is required to contribute to the crescent connector.

Diane Clemens asked if there are walking paths in the development. Curt Montgomery said there is not a path. The intention was to use the sidewalks. Diane Clemens observed it appears there is a parking space encroaching on the adjacent property. Paul O'Leary agreed, but noted the adjacent property owner regularly parks on the property at 222 Franklin, Inc.

Amber Thibeault asked when construction will start on the new building. Curt Montgomery said the building currently under construction will be finished first and then construction will start on the new building, likely in the fall.

PUBLIC COMMENT

Tom Helmstuth, 12 Pleasant Street, asked if the new building will change the demographics or increase the rents. David Nistico stated there is need for one bedroom units. Many of the renters are young professionals. Rent prices are set by the market. Paul O'Leary state there is need for people to live in the village core and be able to easily walk to services.

There were no further comments.

MOTION by John Alden, SECOND by Diane Clemens, to close the public portion of the hearing on the Final Plan to construct a new building with 40 one-bedroom units and additional parking at 6 Franklin Street by 222 Franklin, Inc. VOTING: unanimous (5-0); motion carried.

DELIBERATION/DECISION

Final Plan, Remove Buildings and Construct New Building with 40 One-Bedroom Units and Additional Parking, 6 Franklin Street, 222 Franklin, Inc.

MOTION by John Alden, SECOND by Amber Thibeault, to approve the application for removal of buildings and construction of a new building with 40 one-bedroom units and additional parking at 6 Franklin Street by 222 Franklin, Inc. with the following stipulations/recommendations:

1. All staff comments shall be addressed by the applicant and resolved to staff's satisfaction prior to the issuance of any permits.
2. All work shall comply with the Village Land Development Code.
3. Post-development storm water runoff from the site shall not exceed pre-development storm water runoff from the site.
4. The existing playground shall remain unless an alternative that is acceptable to the Planning Commission is proposed.
5. The additional parking that is proposed shall not be built unless there is a demonstrated need.

VOTING: unanimous (5-0); motion carried.

6. OTHER PLANNING COMMISSION ITEMS

None.

7. ADJOURNMENT

MOTION by Joe Weith, SECOND by John Alden, to adjourn the meeting. VOTING: unanimous (5-0); motion carried.

The meeting was adjourned at 6:40 PM.