

TOWN OF CHESTER
DEVELOPMENT REVIEW BOARD
MINUTES

June 29, 2015

BOARD MEMBERS PRESENT: Carla Westine, Amy O’Neil; Don Robinson; Harry Goodell; Philip Perlah

STAFF PRESENT: Julie Hance, Recording Secretary; Michael Normyle, Zoning Administrator

OTHERS PRESENT: Arne Jonynas; William Lindsay; Marilyn Mahusky; Suzy Forlie; Robert Record; Donna Whitney; Michelle Page; Johna McCodey; Joni Goss; Nancy Lindsay; Ronald Chute; Bill Dakin; Leigh Dakin; Michael Alon; Doug Somerville; Victoria Spater; Lew Watters; Nora Watters; Shawn Cunningham; Claudio Veliz; Ben Swansen; Richard Farnsworth; Cynthia Farnsworth; Cynthia Prairie; Kathy Harrigan

CALL TO ORDER

The meeting was called to order at 7:12 p.m. by Chair Carla Westine followed by reciting

1. the Pledge of Allegiance and an introduction of board members present.

1. RECONVENED FLOOD HAZARD REVIEW and CONDITIONAL USE REVIEW WITH CHAMPLAIN OIL/JIFFY MART

- a. Carla Westine reminded everybody sworn in during the previous hearings that they are still under oath.
- b. Carla Westine proceeded to swear in the following individuals for the purposes of providing evidence and testimony: Marilyn Muhusky, Ronald Chute, Michael Alon, Arne Jonynas, Doug Somerville, Leigh Dakin, Tory Spater, Abi Derry, Joni Goss, Lew Watters, Ben Swanson.
- c. A motion was made by Amy O’Neil to accept the rendering of the revised canopy showing a peaked roof on the canopy into evidence as Exhibit bb. Seconded by Don Robinson. The motion passed.
- d. A motion was made by Amy O’Neil to accept the letter from the Chester Police Department dated June 15, 2015 indicating a follow up to questions asked during previous hearings into evidence as Exhibit cc. Seconded by Don Robinson. The motion passed.
- e. A motion was made by Amy O’Neil to accept the four page Traffic Impact Study Addenda dated June 29, 2015 into evidence as Exhibit dd. Seconded by Don Robinson. The motion passed.
- f. A motion was made by Amy O’Neil to accept the ariel view entitled distance to nearby and adjacent uses into evidence as Exhibit ee. Seconded by Harry Goodell. The motion passed.
- g. A motion was made by Amy O’Neil to accept the color image of the proposed sign dated June, 2016 into evidence as Exhibit ff. Seconded by Don Robinson. The motion passed.
- h. A motion was made by Amy O’Neil to accept the three page Site Plan which includes C2-01, L1-01 and FEMA with a revision date of June 29, 2015 into evidence as Exhibit gg. Seconded by Harry Goodell. The motion passed.

- i. A motion was made by Amy O'Neil to accept the Elevations Sheet A301 with a revision date of June 16, 2015 into evidence as Exhibit hh. Seconded by Don Robinson. The motion passed.
- j. Claudio Veliz stated that he had presented a report to Michael Normyle which was supposed to have been provided to the Development Review Board. Following discussion, the Development Review Board agreed that a clean copy should be provided for the next meeting and it will be accepted at the next meeting.
- k. Traffic on roads and highways: Abi Derry was present from Trudell Consulting Engineers and reviewed Exhibit I, traffic study, as well as the Addenda with the Development Review Board. She stated that the Addenda shows that there is no change in level of service, but there will be a slight decrease in delay,
- l. Abi Derry stated that the traffic counts were from 2013 with a growth factor applied from VTrans. These traffic counts were done within 1 mile of the intersection of Route 11 and Route 103 and were specific to this intersection.
- m. Abi Derry stated that the Addenda demonstrates a typical day during ski season. The Addenda shows a level of service F which will be required to be reviewed by VTrans again. She stated that the level of service F does not increase the level of service or delay. Abi Derry stated that VTrans is likely going to require a monitoring study one year out and then 5 years out.
- n. Discussion ensued regarding the traffic control during ski season at the intersection of Route 103 and Main Street across from the Catholic Church. Concerns were raised as to how traffic control at that location will affect the project site. A suggestion was made to set a condition around this.
- o. Abi Derry stated that the location of the project entrance off of Route 103 is located within a .3 mile section determined to be a high crash location. Abi Derry reviewed the Appendix to the report, which shows which crashes took place at this intersection. Phil Perlah questioned the source of the crash data. It was noted that the VTrans crash data was used.
- p. Phil Perlah questioned the site distance at the intersection of Route 11 and Route 103. Discussion ensued regarding the applicant not having control over this intersection, only the entrance to their property. Phil Perlah then questioned the site line exiting the property going west on Route 11. Don Robinson stated that he would like to see this site line distance provided by the applicant.
- q. Amy O'Neil indicated her interest in the pedestrian traffic at this location. Abi Derry indicated that COCO will be improving the sidewalks. Matt Wamsganz stated that he would prefer not to encourage people to walk across the bridge on Route 11 since the bridge does not have a pedestrian pathway on it. Abi Derry stated that she would prefer to discuss the addition of pedestrian sidewalks under that section of the regulations and not under traffic. Following discussion, the applicant stated that they will consider the review of additional sidewalks.
- r. Abi Derry stated that this Traffic Study has been reviewed by VTrans. She indicated that VTrans will work with the applicant on establishing conditions and monitoring.
- s. Doug Somerville questioned if the existing Jiffy Mart will be shut down if the new one gets approved and how this might affect the traffic. Abi Derry stated that they did not take into account that anything else would be closed. She does not feel that this would impact her study.
- t. Leigh Dakin stated that the pedestrian traffic could potentially be impacted since there is a housing unit across the street that may walk across the street to access the restaurants.
- u. Ben Swanson of Research Systems Group stated that he was retained to do a peer review. A peer review is a review of the traffic study performed by Trudell Consulting.

- v. Ben Swanson Indicated that Trudell Consulting used a rural factor instead of a summer/winter recreational factor which would have best produce the 30th highest hour.
- w. Ben Swanson also stated that he would have expected to see a Saturday pm count since the highest peak on the study was a Saturday a.m.
- x. Ben Swanson discussed the growth projections. He stated that the growth from 2015 to 2020 is only 1%. However, he still would have expected to see the 2020 projections used.
- y. Ben Swanson noted that the study does not represent any additional permitting such as the newly approved Dollar General.
- z. Ben Swanson stated that the Traffic Study references a Trip Generation Study performed by Vtrans in 2009. He stated that Vtrans has not formally adopted the use of that study. He indicated that the national data is a higher rate which was not used.
- aa. Ben Swanson stated that the trip distribution is spread between accesses on both sides of the intersection. The Traffic Study shows traffic entering the site from off of Route 11 and exiting onto Route 103. Ben Swanson stated that the Traffic Study should show exiting and entrancing at both accesses. He stated that exiting onto Route 11 may have an impact on the intersection.
- bb. Ben Swanson noted that both .3 mile segments on either side of the intersection are high crash segments even though the intersection is not a high crash intersection. He stated tht the .3 mile segment on Route 103 is from the intersection heading north. Harry Goodell stated that he would like to see more recent crash data since these figures are based on 2008-2012. Harry Goodell reminded everybody that the bridge on Route 103 has been changed since 2012.
- cc. Ben Swanson suggested that a turning study be done for large delivery trucks.
- dd. Ben Swanson also stated that VTrans recommends a level of service D at a stop controlled intersection.
- ee. Bill Dakin questioned what impact the Dollar General would have on the traffic. Ben Swanson stated his opinion that the impact would be in delayed traffic.
- ff. Ben Swanson noted that a turn lane is warranted although the bridge may not allow room for it. Perhaps a traffic signal would be beneficial and an analysis could be done.
- gg. Michael Alon stated that he has concerns regarding the impact of this project on River Street and its access onto Route 103. He further expressed concerns regarding the impact if the public safety building gets built.
- hh. Abi Derry stated that this project will be adding a little bit of traffic to the roadways. It will also affect the distribution of the traffic. The study takes into account the traffic growth and the redistribution of traffic.
- ii. The Development Review Board reviewed Exhibit ff. Matt Wamsganz stated that the sign location is identified on the site plan. He stated that the sign is designed in accordance with the regulations. He stated that they have decided to leave the sign at 24 square feet which is less than what is allowed. There will be a bar across the top of the sign with lights that point down and inward towards the sign. The lights turn off when the store closes.
- jj. Michael Normyle stated that if the sign advertises three separate businesses, then it would need to be a sign plaza which requires that all three signs be uniform size. Each business is also allowed a sign on the building which cannot exceed 6 square feet in size. Matt Wamsganz stated that he will return with a different design.
- kk. Matt Wamsganz stated that the site plan shows that the propane tank will be anchored to a concrete pad.

- ll. Michael Normyle stated that the cupola is not required to be a part of the 35 height requirement. However, it would be nice to know the height of the building with the cupola. The Development Review Board asked if the cupola is functional or just decoration.
- mm. Matt Wamsganz stated that the landscaping along the Whitham property line has all identified as requested.
- nn. Matt Wamsganz stated that the crosswalk has been shifted to allow for additional perennials which will make the site more visually pleasing.
- oo. The Development Review Board reviewed the language relating to the allowance of a 3 year maintenance plan for the landscaping. Matt Wamsganz stated that they will install and maintain the plants identified on the landscaping plan.
- pp. Don Robinson questioned if the HVAC units will be visible from the roadway. Matt Wamsganz stated that they may be visible from Route 11 when you cross the bridge. It may also be possible to see them from Route 103.
- qq. Matt Wamsganz stated that the site distances have been measured as requested.
- rr. The Development Review Board reviewed the criteria that have reviewed to date. It was agreed that the board still needs to review the special criteria section of the regulations. In addition, they still need to review the traffic and signs as well as the functionality of the cupola.
- ss. Matt Wamsganz stated that there will no external sales other than ice and propane tanks. He stated that they will consider proposing these at the next meeting.
- tt. Following discussion, the Development Review Board agreed that the July 27, 2015 meeting will be to discuss special criteria and other factors. The August 10, 2015 meeting will be for the final traffic discussions.
- uu. A motion was made by Amy O'Neil to recess this hearing until July 27, 2015. Seconded by Harry Goodell. The motion passed.

2. REVIEW MINUTES FROM PREVIOUS MEETING

- a. A motion was made by Amy O'Neil to approve the June 8, 2015 minutes as corrected. Seconded by Harry Goodell. The motion passed.
- b. Page 2, section c, change to say "Phil Perlah thought that a Friday or Sunday afternoon should be used instead".
- c. Page 3, section t, remove "stated"
- d. Page 3, minimum lot size should be 1.87 acres
- e. Page 3, section q, correct spelling of "big"
- f. Page 4, section y, Amy will give when done _____
- g. Page 4, section dd, Change to say "on the face of the building located near the peak"

3. COMMENTS FROM CITIZENS

- a. There were no citizen's comments.

4. DELIBERATIVE SESSION TO REVIEW PREVIOUS MATTERS