

TOWN OF ST. GEORGE
DEVELOPMENT REVIEW BOARD MINUTES
May 13, 2009

Members in attendance: Marie Mastro, chair; Scott Baker; Matt Palmer; Connie Kendall; Ron Arms; Dan Pillsbury.

Also in attendance: William Gonyaw; Peter Pochop, Green Mountain Engineering, 1438 S. Brownell Road, Williston, Vt. 05495; Ed Hanson, zoning administrator.

The meeting was called to order at 7:00 pm.

Agenda item #1: Site Plan Review / Variance request for water supply upgrade.

A description of the application was read and after reviewing the order of events, Marie asked if anyone was requesting interested party status. No one requested interested party status.

Marie requested that all who will be giving testimony, the applicants and their representatives take the oath.

An additional document was presented to the board by Peter Pochop of Green Mountain Engineering - The Sanitary Survey of the St. George Fire District #1, Public Community Water System, WSID #5093 conducted by The State of Vermont, Department of Environmental Conservation, Water Supply Division - dated April 29, 2008.

Marie asked William, applicant on behalf of the St. George FD #1, to make his presentation to the board. William introduced Peter Pochop and asked Peter to make the presentation.

Peter said that the Sanitary Survey conducted by the state identified significant deficiencies that needed to be corrected in order for the water system to be in compliance with state regulations. The application shows the required changes to the new pumping system – these changes include a shed to cover the new pumping system and water storage tanks.

The old system and storage tank, which was installed underground in 1968, was failing the state's water sanitary tests. New regulations require that the well head be at a higher level and, for safety and protection, the equipment be enclosed in a shed.

Peter pointed out that all requirements and design specifications were shown on the review drawings and site plan as submitted with the application. The proposed water

system has the capacity to supply potable water to 18 homes. The current system is supplying water to 16 homes.

The size of the building will be 14 ft. x 14 ft. x 8 ft. tall. Peter said that this is the smallest the building can be – “moving around room is needed inside to maintain the equipment”. Also, this size of building just covers the 8,000 gallon storage tank. The shed will be heated - a propane tank will be placed outside the building.

The building will be painted a medium gray color with white trim. Peter has used a paint color, colonial gray, in the past and felt that it blended well with surrounding vegetation.

No additional landscaping or screening was proposed. The existing trees will serve as screening. No fence is proposed.

The building will have one light that will operate using a light and motion sensor. This light will be mounted over or near the one access door on the north (front) side of the building. A generator will be brought to the site if there is a power failure – no permanent generator will be installed.

There will be minimal noise generated – a small ventilation fan will be installed.

Peter said that 20 foot easements will be granted by adjoining landowner, Patrick O’Sullivan, for access on the east and west side for construction and maintenance of the property. O’Sullivan will also grant a temporary 20 foot easement on the south (back) side of the property during construction. Also, after construction, the area surrounding the building will be maintained by Patrick O’Sullivan.

The board reviewed with the applicant the required criteria for the issuance of a variance as well as the zoning regulations that applied; such as lighting, landscaping, screening, noise, size of the building, location and setbacks.

Connie pointed out that one requirement was that the proposed project would not create unreasonable impacts on neighbors. William answered that the neighbors were in agreement with the project and that they viewed it as necessary in order to maintain potable water to their homes. Also, because of the location, aesthetic impacts were not a concern. (There were no requests or comments submitted to the board by adjoining neighbors.)

With no further questions or discussion, Marie made the motion to close the hearing. Scott seconded the motion. With no discussion, the motion passed unanimously.

Marie then made the motion for the board to move to deliberative session. Scott seconded the motion. With no discussion, the motion passed unanimously.

All audience members were asked to step out of the room during the board's deliberative session.

Upon return of the audience members, Scott made the motion to approve the application subject to the conditions that will be listed in the board's decision. Matt seconded the motion. With no discussion, the motion passed unanimously.

Agenda item #2: Sketch Plan Review – Pinkham subdivision.

Ed reported that Kenneth and Martha Pinkham requested that their presentation be delayed until the June 10, 2009 Development Review Board meeting.

Agenda item #3: Zoning Administrator Update

Ed reported that the town's mobile home ordinance has not been updated since 1967 and an overhaul of the entire ordinance may be prudent.

Currently, Ed estimated that the town has 8 ordinances and he offered to get a complete list to the DRB members.

Ed updated the board on the issue with the Steadman property on Martel Lane. Lisa Steadman called Ed and said that she wanted to resolve the issue. Ed reported to the board that if the issue is not resolved, he would be sending a notice of violation to the Steadmans – they would then have 7 days to cure the violation or to appeal to the DRB. With no cure or appeal, after the 7 days, the issue would go to the selectboard for enforcement.

Annual nomination / approval of development review board officers:

Matt made the motion to keep the slate of officers as is – Ron seconded the motion. With no discussion, the motion passed unanimously.

The meeting was adjourned at 9:15 pm.

