

Starksboro Development Review Board
Minutes of March 10, 2022
Approved 4/14/2022

Board members present: Dan Nugent, Alexsys Thompson, Rob Liotard, Jon Fenner, Ben Campbell, Rich Warren, Arnell Paquette

Unable to attend:

Others present: Kris Perlee (ZA), Koran Cousino, Luke McCarthy Zoom participants: Greg Orvis, Carin McCarthy, Alan Quitner, N. Boss

The meeting was called to order at 7:02 p.m. by Chair D. Nugent.

Town of Starksboro has submitted an application (22-500) for a site plan review and waiver request for property located at 397 Jerusalem Road in the Town of Starksboro. The proposed project for removal of existing fire station and construction of new station.

DRB Working Session:

D. Nugent gave overview of the drawing that he produced. R. Liotard had a question on the well. D. Nugent stated that they might have to move the building per state regulations, but there is enough room to that. J. Fenner feels this design better fits the town regulations. R. Liotard discussed that the building should not distract from schoolhouse, and he feels the original design does. D. Nugent has spoken with T. Porter and he likes the design presented. D. Nugent discussed the need for a fence along T. Porter's property line as called out in the original deed. R. Liotard mentioned the need for a gate in the fence. L. McCarthy reviewed the JCCC concerns with the proposal. D. Nugent reviewed the waiver requirements. R. Liotard explained that the reason for this drawing was to provide the JCCC with info so they could create a design that might be more easily approved. L. McCarthy discussed that their architect believes his design meets the design standards but was not able to attend. A. Thompson asked if the plan would pass if designed as presented. Discussion around the design regulations. N. Boss asked if the DRB should be helping design the building or just make a ruling. R. Liotard explained that they are trying to help the JCCC save time and money. D. Nugent stated that he did this design as a citizen not DRB member. A. Quinter asked if the concept could be approved and not worry about the design. D. Nugent explained that the whole reason for this was the design, not the use. L. McCarthy asked if just the peaked roof would be enough. J. Fenner also mentioned that it needs to parallel to the road. D. Nugent discussed trying to minimize the amount of encroachment in the setbacks. K. Cousino asked if the DRB have issued waivers before. D. Nugent said they have done a few but not a common practice. B. Campbell asked what the most important things are the JCCC want for this project. L. McCarthy stated that they chose their concept to allow expansion of the building, maximize green space, and roof design for cost and appearance. A. Quitner asked about approving the concept, not the design. R. Liotard asked if he meant the concept of a firehouse. K. Perlee explained that the concept of a fire station is already approved and the site plan is what needs to be approved. A discussion around what roof line would be seen from the Jerusalem store. A discussion of the driveway and safety of crossing the station drive. K. Perlee explained his concerns and the difference between paid and volunteer fire responses. K. Cousino asked if Dan's drawing was compliant. It was explained that it was much closer than the original design. C. McCarthy asked if owners of Jerusalem Store have seen the updated drawings. L. McCarthy said he does not think so. R. Liotard said the DRB will should provide list to JCCC. The following items were decided on:

1. 6/12 pitch roof
2. Stay within the building envelope as much as possible.
3. Be parallel/perpendicular to the road.
4. Include a fence along the property line.
5. Safety issues with parking area.

K. Perlee will create response to the JCCC and will send out to the DRB for review. K. Cousino asked for the files presented be put up on the town website. She also asked if the design had to as close as possible to get approved or was there room for interpretation. B. Campbell stated they should try to meet the requirements as much as possible. A history of why the design standards were created was discussed. L. McCarthy stated he feels that they are boxed in and have to go with Dan's design or the plan will fail. It was explained that this is not the case, but changes will need to be made to the existing plans.

Motion: None

Motion to adjourn: R. Liotard moved to adjourn and J. Fenner 2nd.

Motion carried (7-0). (8:19pm)