

Starksboro DRB
Minutes of 10/10/19
Approved

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

Visitors present: Ray and Michele Marcotoullio, Bill Coon, Rebecca Elder

Public Hearing on Application 2019-DRB-19-CU – Raymond Marcotoullio dba Maple Ridge Auto

The hearing was opened at 7:00 p.m. by Chair Dan Nugent.

Ray Marcotoullio stated he would like to do state inspections and run a used car dealership from the property. The first step from the State is to demonstrate he meets all the local zoning requirements. Therefore the hearing today will determine if the application can proceed.

D. Nugent asked the applicant to respond to the Site Plan review criteria:

Siting and design: There is a pre-existing building; not planning to change much. He has good relationships with the neighbors. The power company recently came through and cut some trees so he is planning to plant some evergreens to fill back in and keep it trimmed low so it doesn't get into the lines.

- D. Nugent asked if there is an proposed expansion of the parking lot. Applicant responded that no expansion is planned. There are some trees around the buildings and parking lot that he would like to take down, on the road side, but it wouldn't exceed 20 ft from the building and he would not clear the embankment. There is one tree on the neighbor's property that is overhanging the building and will make sure he has permission in writing to take down prior to acting.
- R. Liotard asked if cars would be parked on the road side of the building. Applicant said possibly, and he would like to leave some room there for potential parking as needed. However, he is trying to keep people away from the septic area. Wants to keep the front area open.
- B. Campbell asked former owner Bill Coon if he ever utilized that area between the shop and road for any parking. No, that area was not used for parking.
- The only exterior change is the request for different signage—business name on building and State of Vermont inspection signage as required.

Vehicular Traffic & Circulation: There is not much change. Potentially a couple more cars could be on site that customer could come and view; however, most sales will be of things that are already there, or he will find cars for them. He does not advertise on 116 that there's a dealership and visits will be by appointment only. He will do local advertising.

- D. Nugent asked how many additional cars the applicant anticipates will come into the shop. Applicant stated perhaps additional 20%. He has hired one staff person so they may be working a little faster. He would hope to double the required amount – 2 per month, 24 per year, maybe up to 50.

Pedestrian Traffic & Circulation.

There are a couple of customers who might walk up and down the road while waiting for their repairs. Won't be doing anything that would impair other people's use of the road. Applicant stated he also has another location and could have deliveries made there if there were road issues, etc.

- R. Warren asked how long the applicant has owned and operated this site. R. Marcotoullio stated he purchased in February 2019 and began working there in June.
- Most of the applicant's Maple Ridge Auto business has migrated to the new site. The cars for sale have to be on public display as this is part of the state requirements.

Parking. No expansion is planned now. D. Nugent asked how many cars may be parked on site at one time. Applicant stated 2-3 at most times, but generally under 5. He doesn't want to hold onto cars. There is one additional employee, so two cars on site for owner and employee. They park close to the building in the back which helps block people from driving over the septic area. Public parking is in front area.

Stormwater and Snow Storage. There are a couple of high spots where he will push the snow to. The land is sloped such that water won't run onto the road. Applicant doesn't foresee problems.

- J. Fenner asked about the drain pit in the shop. B. Coon said it was for the floor drain; periodically cars would be washed inside. It is basically a dry well, not a septic tank. Ray was just leaving it for snow melt off cars; lift is right there so he won't be washing there. Safety precaution as it give the water a place to go.

Lighting. There is some lighting and a couple of motion lights. Nothing faces the street. The building sign will not be backlit.

Signs. The state of Vermont inspection station sign must be viewable from a public road. Business sign proposed for on the building, no lighting. No signage by the road.

Landscaping. Maybe some trimming, trees to come down as mentioned, fill in some places where power co took some down, keep back a bit from the road so they don't die from the salt spray. Want to help block view but not interfere with snow removal.

Energy Conservation. Applicant replaced the old furnace with an efficient model that uses recycled oil. He may install roof-top solar in the future. The shop uses LED lighting.

Compatibility with the Town Plan. This is a local business and a continuation of a use that's already there.

Conditional Use Review

- **Suitability of Use.** The proposed use is a continuation of what has been there and suits the space. The State requires 1200 SF. There is also office space, enough space to service cars, and storage space.
- **Character of the Area.** Already addressed.
- **Safety and Privacy.** No effect.
- **Natural Setting.** No changes other than what's been mentioned. Improved line of sight.
- **Public Facilities and Services.** There is a functional bathroom for customers.
- **Performance Standards:**
 - **Noise** – Applicant generally keeps doors closed when any activity is loud. Public hours would be 7:30 am to 5 p.m. – by appt for pickups from 5 – 7:30 p.m.
 - **Dust, odors, and air pollution** – machinery generally used indoors; parts stored inside.
 - **Light, glare and reflection** – motion-sensor lighting; down-shielded.
 - **Vibration** – Work generally done indoors with doors closed to reduce any impact.
 - **Traffic** – As described, there will be little increase in traffic. Deliveries can be diverted to other location as needed if road conditions are bad.

- **Junk and refuse** – No dumpster on site. Cars are salvaged for parts and then removed from site.
- **Bulk storage** - Oil is kept indoors. Applicant has a 5 gal. can for live fuel; 55 gal. drums for used oil and they are kept inside on concrete. 250 gal. large tank will be replaced with plastic to avoid rust.

Other discussion about the business included:

- Applicant stocks parts and does mail order. He can have things on hand and then has fewer local deliveries of parts on a daily basis.
- Inspections – Right now, applicant works on Volvos. He is going to offer tire services and might need a sign for winter tires. He will see how it goes.
- M. Dickstein asked what the largest number of cars that might be seen on site. Applicant estimates parking for 5 vehicles (sales), maybe 3 customers, 2 employees and all likely could be seen from the road. It would be temporary, most likely 8 cars on average at one time.
- J. Fenner asked for the longest period of time a car might be on site. Applicant stated it varies, but projects that are longer term would stay inside.

No other questions were asked by the board members.

D. Nugent entered the exhibits as follows:

- A. Application
- B. Description of proposed project
- C. DMV requirements for inspection & used car dealership
- D. Proposed signage plan
- E. Site plan map
- F. Public notice documents
- G. Past CU decision 2012 – DRB-05-NCU
- H. Letter from neighbor in support – Ian Graham

Motion to close the hearing: Rob Liotard moved, Marjorie Dickstein 2nd.

Motion carried.

Visitors departed.

Deliberation and decision will occur at the next meeting on 10/24/19.

Motion: Jon Fenner made a motion to adjourn at 9:00 p.m. Ben Campbell 2nd.

Motion carried.

Respectfully submitted,
Rebecca Elder, ZA