

Notes from Site Visit Wellsmith LLC

January 9, 2021 2 pm

DRB Members Present: Syd Smithers, John Bushee, Mike Slattery, Matt Gardner, Karl Strohmaier, Cindy Legge, Mike Gardner (Zoning Administrator), Rebecca Dragon (Recording Secretary)

Others Present: Dana Smith (DS) (Applicant), Philip Wells (PW) (applicant), John Bayliss (JB), Cindy Bayliss, Randy Bates (RB), John Dupress (JD) of Trinity Engineering

DS: explains boundaries of the property

JB: Measures distance from house to Pettit Drive, which requires 15 feet setback from road.

DS: Clarifies placement of “dock” vs. “deck”. The loading dock for deliveries would be along Pettit Dr., the deck (with seats for 11 seasonally) would be on the other side, close to Route 7.

Jim Bayliss: notes placement of trees in relation to the property line, believes line of trees to be on his property.

SS: Would like to see copy of deed with right of way to Pettit Drive. Wants to see a mapped layout.

Noted that the site is located in the Village Zone. Therefore, there are 10ft side and rear setbacks.

Porch had previously been removed.

Civil Engineer arrived. John Dupress of Trinity Engineering.

SS asks whether or not having brought house into compliance with the set-back, can the deck be put back on.

JD: plans that were given were for the purposes of siting a well, this was the intent of the measurements made to date. It is a “work in progress”. Still needs a water supply permit, but this is in the works. No anticipated interference with other wells. Dana wants to do most of her own permitting. Speaks about the replacement of porch that was torn down in relation to “non-conformance”. Will investigate this with a surveyor.

MG: asks about time limit for replacing something removed that was deemed in “non-conformance”. Believes it is one year according to the bylaws.

SS: “if this is where the porch was, you can put it back”

SS: asks engineer about storm drainage off of proposed parking lot

JD: Parking lot is only sited in two dimensions, not graded. Will look at bylaws for Pownal-specific standards. Refers to “good neighbor policy”, which would aim to not exceed the flow rate post development vs. pre-development. Needs to do calculations to give confidence in non-increase of run-off.

Discussion of gravel vs. asphalt. Vermont treats both as “the same” impervious material. Speaks about calculations and process to mitigate run-off.

Discussion regarding headlights facing the neighbors.

DS: proposes placement of more willows at the Bayliss property line. Proposes 8 foot privacy fence at Bates property line.

Discussion over placement of entry driveway and parking.

Randy Bates would prefer the privacy fence option. States that Dana's layout is preferable to his family.

Suggestion made to consider evergreens instead of willows on the Bayliss property line. Issues with willows due to the wetness. Bayliss would prefer a privacy fence on their side as well.

John Bayliss: speaks about where water can be trenched

CL: asks about location of smoker

DS: placement would be at the rear of the house, no guarantee to have a smoker, just an option "wish list" so far

If any expansion were to be done a new site plan would be required, with a new application to the DRB.

Discussion around right-of-way again. Need to do further planning, documentation, and research.

Discussion around the dumpster. New requirements prohibiting food scraps should help with smell.

Engineer needs to stake out the boundaries of the parking lot.

More discussion around privacy fences vs. natural hedgerow.

**Continuance of hearing for 6 weeks. 2/24/2021 via Zoom 7pm, with option for DRB members and applicants to attend at town hall.

Topic: DRB Continuance of Wellsmith LLC Hearing

Time: Feb 24, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95643505098?pwd=WTRSZlhOYjFYbHlxS1RYOHnjK1pSdz09>

Meeting ID: 956 4350 5098

Passcode: 267179

Dial by your location +1 929 205 6099 US (New York)

Find your local number: <https://zoom.us/u/adyDaZlgDD>