

General Information	
Applicant:	Tim & Martha Hunt
Application No.: PC-14-27	Parcel ID: 00100-1046
Status of Applicant:	Landowner
Requested Action:	Sketch Review for Site Plan
Purpose:	Proposed project is for Adaptive Reuse of Historic Barn for wedding venue.
Existing Zoning:	Rural / Route 7 Scenic Overlay District
Location:	1046 Ethan Allen Hwy
Size:	11.5 acres
Existing Land Use:	Ag / Residential – 5BR Single-family dwelling
Surrounding Land Use and Zoning:	North – agriculture South – agriculture / town park East – road / agriculture West – agriculture / town park
Town Plan:	Rural Area Strategies - During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific, but will also consider resources in a broader context as appropriate. Scenic Overlay District – protect scenic resources along the Route 7 corridor.
Recent Permitting History:	2014 – Amended view easement area to accommodate house which was moved. 1996/97 – 2 lot subdivision creating farm complex lot and second lot which became town park.
Other known easements, covenants, restrictions:	VLT has an easement on the 11-acre parcel and they’ve denoted a ‘building envelope’ The Preservation Trust has an easement on the property which protects the façade on N,E,S sides of house and N, E sides of barn.
Applicable Regulations:	Town Plan 2013 Land Use Regulations 2010 State WW/WS Rules State Access Permit Public Safety Construction (fire) permit Food & Lodging (for food provisions only, no lodging proposed)
Standards – Scenic Overlay (Table 2.9)	<ul style="list-style-type: none"> ▪ Construction of new structures and / or expansion of existing structures is permitted if found that the proposed construction has no undue adverse impacts on the scenic resources of the area and to the greatest extent possible meets standards below: <ol style="list-style-type: none"> a. Sited so doesn’t protrude above ridgeline b. Sited in wooded areas or field edges c. Sited so as not to fragment agricultural resources d. Sited in proximity to existing structures e. Existing vegetation retained and additional landscape screening as necessary

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- f. New driveways, roads, etc. also do not fragment open fields or agricultural use, follow contours, minimal visual impact...
 - g. Structures are designed and sited so that the visual impact is minimized through means such as i) placing gable ends toward road, ii) avoiding long unbroken planes of building frontage; iii) use of colors and materials that are compatible with surrounding structures and natural features and; iv) use of materials or siting that minimizes glare.
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**Standards – Chapter V
Section 5.5 (E) Standards**

All need to be discussed

- Site Features – with exception of access improvements, ww/ws system and parking, the project will not require any new development / construction. Using existing historic structures.
 - Site Layout & Design – For discussion, proposal should not have undue, adverse impacts on site features or surrounding area.
 - Access – current access is for residential / agricultural use only. Access onto EA Highway is regulated by VTrans. The project will require a Letter of Intent and permit. Site improvements will include wider entrance area.
 - Parking, Loading, Service Areas – staff believes comparable to public assembly use which requires 1 space per 200 ft of gfa
 - Landscaping & Screening – no landscaping is proposed
 - Stormwater Mgmt & Erosion Control – stormwater permit required and plan under construction.
 - Outdoor lighting –
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Recommendations:

Both VLT and PTV have easements on the parcel / structures. VLT supports the proposal and the applicant is working with PTV towards an amenable plan for preservation.

P&Z staff have met with Mr. Hunt a few times and a checklist of required materials for both site plan and conditional use review has been provided to him. Of particular importance, staff noted need to address access from Route 7, lighting plan, noise, layout of parking, stormwater management on own property, and visual impacts.

Public Notice: Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners on 11/5/14.

Prepared By: Jeannine M. McCrumb, Planner / Zoning Administrator on 11/15/14.

Attachments: Application materials including wastewater / water supply plan

Documents to be provided at the meeting: same