

DRB HEARING #05-25 SPR &
CU TOWN OF GRAND ISLE

DEVELOPMENT REVIEW BOARD

TOWN OF GRAND ISLE

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RESOLUTION OF APPLICATION

OF TOWN OF GRAND ISLE

FOR SITE PLAN REVIEW AND CONDITIONAL USE APPROVAL

FOR NEW GRAND ISLE LIBRARY & COMMUNITY CENTER

HEARING #05-25 SPR & CU

On August 6, 2025, the Grand Isle Development Review Board conducted a duly warned public hearing #05-25 at the Town Office and via Zoom. Present were DRB members Lucas Campbell (Vice Chair), Jake St. Pierre, Brett Sylvester, and Mike Winters. Adam Lavigne served as Clerk. The Applicant, represented by Derek Reed (Krebs & Lansing, Engineer), David Roy (Architect), Karen Allen and Susan Willard (Library Board), Jeff Parizo (Selectboard Chair), and others, presented the application. The Board entered deliberative session at 6:18 PM and concluded deliberations at 6:38 PM. The Board then voted unanimously to approve the application with conditions, with a written decision to follow.

Vermont Law (24 V.S.A. § 4471) entitles you or any other interested party to appeal the Board's decision in this matter within thirty (30) days.

Now, having considered all relevant application materials and supplementary testimony, both written and oral, the Board finds, concludes and decides as follows:

FINDINGS OF FACT

APPLICATION PROCESS AND GENERAL REQUIREMENTS

Finding 1. The Applicant is the Town of Grand Isle, owner of property located at 9 Hyde Road, Grand Isle, Vermont, identified as Parcel ID #132051, situated in the Village Zoning District.

Finding 2. The Town filed Application #05-25 seeking Site Plan Review (SPR) and Conditional Use (CU) approval to construct a new single-story public library with an attached community meeting space on the former Town garage/fire station site. Supporting materials include a completed DRB application, narrative responses, and a civil/architectural plan set (Krebs & Lansing; David Roy, Architect).

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Finding 3. The proposed project includes: (a) a single-story library (approximately 4,000 sq. ft.) with attached community room; (b) parking lot with forty-seven (47) spaces, including ADA-compliant spaces and accessible routes; (c) new driveway access and internal circulation; (d) on-site wastewater disposal via a mound system with reserve capacity; (e) stormwater management via a gravel wetland; (f) landscaping including maple and honey locust trees; and (g) creation of a village green/open space between the library and existing fire facility.

Finding 4. Testimony at hearing explained that the final layout was revised from earlier concepts to increase parking capacity, improve access to open space, relocate stormwater treatment from the road edge to the interior, and rearrange the mound system. The library program was refined to about 4,000 sq. ft., with the community room size unchanged.

Finding 5. The project is supported by a Vermont Department of Libraries construction grant in the amount of \$1,680,000 with a performance period ending December 31, 2026, necessitating timely advancement of permitting.

Finding 6. The Clerk affirmed that public notice and mailed notice to adjoining property owners were completed consistent with Section 2.11 of the Bylaws. A hearing warning was published and posted; a notice was posted within view of the public right-of-way nearest the property.

GENERAL ZONING REGULATIONS (Sections 3, 4, 5)

Finding 7. The property lies in the Village District where "Public Facilities" are listed as Conditional Uses (Section 3.2.2.1). The application therefore requires Conditional Use approval.

Finding 8. As a non-residential municipal facility, the project requires Site Plan Review under Section 5.2.1. The Board has jurisdiction to review vehicular access and circulation, parking, landscaping/screening, lighting, and related site features pursuant to Section 5.2.2.

Finding 9. Minimum dimensional standards (Section 3.3) for lot size, frontage and setbacks are satisfied; the proposed building, parking, and appurtenances are sited within parcel boundaries with appropriate buffers, while preserving a green/open area consistent with the district character.

Finding 10. Parking: For Public Facilities, required parking is set by the Board when an "unspecified use" is proposed (Section 4.14). Based on testimony regarding the community room capacity and overall library use, forty-seven (47) spaces are provided and found adequate for typical operations and community events.

Finding 11. Lighting & Performance Standards: Exterior lighting will not alter the lighting conditions of the community and will minimize light pollution, meeting Section 4.1 performance standards and the site plan lighting criteria of Section 5.2.2.

Finding 12. Landscaping: The plan includes street and parking-lot trees (maple varieties for fall color and honey locust for salt tolerance), foundation plantings, and buffering that enhance the streetscape and define the new green.

GENERAL PLANNING (Section 7.9)

Finding 13. The site is of such character that it can be used safely for the proposed municipal building without danger to health or peril from flood or other menace; proper provisions are included for drainage, wastewater, access, and parking.

Finding 14. The proposal preserves and creates open space in the village core ("village green") and accommodates pedestrian movement between municipal buildings, furthering orderly community development and Town Plan objectives.

Finding 15. Traffic generated by the library and community room, with the provided on-site circulation and sight distances at the access, is not expected to create highway congestion or unsafe conditions.

REQUIRED IMPROVEMENTS (Section 7.10)

Water Supply (Section 7.10.4 / Section 6)

Finding 16. The project will be served by a potable water supply (Grand Isle Consolidated Water District) in compliance with State regulations. Any required water connection approvals shall be obtained prior to construction.

Wastewater Supply and Disposal (Sections 6 & 7.10.4.5)

Finding 17. Wastewater disposal will be via an on-site mound system sized for the library and community room with reserve capacity. A State Wastewater System & Potable Water Supply Permit shall be secured prior to construction.

Stormwater & Erosion (Appendix C)

Finding 18. A gravel-wetland stormwater treatment system is proposed to meet State stormwater requirements and the Town's Stormwater Management Bylaw (Appendix C). The project will implement erosion prevention and sediment control measures during construction.

Public Facilities (Section 5.15)

Finding 19. As a State/community-owned facility, the Board's site plan/conditional use review is limited to location, size, height, yards, setbacks, density of buildings, off-street parking and loading, traffic, noise, lighting, landscaping, and screening; the application materials addressed these items.

PUBLIC HEARING & RECORD

Finding 20. At the hearing, the Applicant's representatives answered questions regarding parking counts, pedestrian access, lighting, landscaping species and locations, playground/fenced child space, and the configuration of the stormwater and wastewater systems. No opposed testimony was received.

CONCLUSIONS OF LAW

Conclusion 1. The Applicant properly applied for Site Plan Review and Conditional Use approval under Sections 5.2 and 3.2.2.1 of the Bylaws.

Conclusion 2. The proposed Public Facility is an allowable conditional use in the Village District and, as conditioned, complies with Section 2.12.4 (capacity of facilities; traffic; utilization of renewable energy resources; and character of the area) and other applicable provisions of the Bylaws.

Conclusion 3. The application, as conditioned, meets the Site Plan standards of Section 5.2.2 regarding vehicular access and circulation, parking, landscaping and screening, lighting, and signs.

DECISION

The Grand Isle Development Review Board hereby **GRANTS** Site Plan and Conditional Use Approval for the Grand Isle Library & Community Center as described above and as shown on the plans in the record for Hearing #05-25, subject to the following CONDITIONS:

CONDITIONS

Condition 1. The project shall be constructed and used in accordance with the plans and testimony in the record for Hearing #05-25. Any material change to the approved plans or use requires prior DRB review and approval.

Condition 2. Prior to site disturbance, the Applicant shall provide the Zoning Administrative Officer (ZAO) copies of all required State and Federal permits and approvals, including but not limited to the Wastewater System & Potable Water Supply permit and State stormwater authorization. Any Act 250 permit (if applicable) shall be obtained before construction commences.

Condition 3. Exterior lighting will not alter the lighting conditions of the community and will minimize light pollution. Fixtures shall be dimmable with motion controls as represented.

Condition 4. The Applicant shall install landscaping as depicted on the approved plans.

Condition 5. The Applicant shall implement and maintain erosion prevention and sediment control during construction and shall operate and maintain the stormwater system (including the gravel wetland) in accordance with applicable permits and manufacturer/engineer guidance.

Condition 6. Parking and accessible routes shall be constructed and maintained to current ADA standards and as shown on the approved plans.

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Condition 7. Any signage shall comply with Section 4.13 of the Bylaws and any applicable State requirements.

Condition 8. This approval shall expire two (2) years from the date below unless substantial commencement of construction has occurred.

In accordance with Title 24 V.S.A. § 4471, the Board's decision may be appealed to the Environmental Court within thirty (30) days of this decision.



9-10-2025

Lucas Campbell, Vice Chair, Grand Isle DRB

Date

VOTES OF PARTICIPATING MEMBERS

Lucas Campbell – YES

Jake St. Pierre – YES

Brett Sylvester – YES

Mike Winters – YES

