**TOWN OF SOUTH HERO, VERMONT**

**Development Review Board**

 **Dated January 26, 2022**

**APPLICANT**

**Name: LPD Holdings (Pierre LeBlanc)**

**Address: 27 Point Farm Rd., Grand Isle, VT 0458**

**LANDOWNER**

**Name: same**

**APPLICATION**

**Type: Preliminary Site Plan Review**

**Number: 22-44-RT059**

**PROPERTY**

**Location: 59 US RT 2**

**Hearing Date: January 10, 2022**

LPD Holdings, LLC submitted an application for a preliminary site plan review for the redevelopment of the old Sand Bar Inn location at 59 US RT 2. The proposal includes a restaurant, four 2-household dwelling units, and a single-family dwelling unit. Per Section 805 of the October 2021 South Hero Development Regulations, a warning for the public hearing appeared in the December 20, 2021 issue of the Islander and was posted in the Town Office, the Post Office, and the Town Library, and abutters to the property were notified. A hearing was held on January 12, 2022. A list of those who were present and participated is included in the hearing minutes.

**During the course of the hearing, the following exhibits were submitted:**

1. Town of South Hero Development Regulations, effective October 4, 2021.
2. Application for Preliminary Site Plan review, dated and rec’d December 16, 2021
3. Cover Letter and Narrative, dated Dec. 15, 2021; rec’d Dec. 16, 2021
4. Existing Conditions Site Plan by Trudell Consulting Engineers, Sheet #C1-01, dated Dec. 15, 2021; rec’d Dec. 16, 2021.
5. Sketch Plan by Trudell Consulting Engineers, Sheet #C200, dated Dec. 15, 2021; rec’d Dec. 16, 2021.
6. 2007 Vermont Wastewater System and Potable Water Supply Permit #WW-6- 1271-1.
7. Warning Ad, Abutters’ Notice, and Hearing Letter for Jan. 12, 2022 Preliminary Site Plan review.
8. Staff report by Zoning Administrator for January 12, 2022 hearing.
9. Minutes from January 10, 2022 Preliminary Site Plan Review.

Based on the applications, supporting documents, and testimony of Jen Desautels (TCE Engineering), Lucy Thayer (TCE Engineering), and Pierre LeBlanc (LPD Holdings LLC), **the Development Review Board makes the following Findings and enters the following decision:**

**Findings:**

1. 59 US RT 2 is a 4.7-acre lakefront lot in the Shoreland Zoning District, at the location of the old Sand Bar Inn. The lot is mostly level with a gentle slope toward the lake. Part of the lot is within the Flood Hazard Overlay and includes a Class II wetland. The west side is ledge rising to 35 feet above the remaining area of the lot.
2. LPD Holdings LLC proposes removing the remaining motel structures and replacing it with a mixed-use development consisting of a restaurant and nine dwelling units. The residences are proposed to be four 2-household (townhouse) dwellings and one single-household dwelling unit.
3. The 5000sf restaurant is proposed for the north-west side of the lot. The four townhouse dwellings will be in the general area of the existing structures, and the single-family dwelling is proposed to replace an existing structure on the northeast corner of the lot, adjacent to the home at 53 US RT 2.
4. There is an existing 2007 State Wastewater and Potable Water permit #WW-6-1271-1 for an 86-seat restaurant and 8 dwelling units. The Applicant’s engineer stated that the existing septic plan may exceed the need for the proposed development.
5. The Applicant states that the water source may include a well (shown on the site plan northwest of the restaurant structure).
6. There are four existing curb cuts. This proposal reduces the number to one. The Applicant stated that VTrans approved the curb cut reduction.
7. 73 parking spaces are proposed for the mixed-use development. 18 spaces will be for dwelling units (9x2), 14 for use by the marina across RT 2 (owned by Near Coastal Holdings), and the remaining spaces for the restaurant. Project Information on the Site Plan notes 12 employees and 26 tables for the restaurant.
8. An existing Wetland delineation from Fall 2021 is good for 5 years.
9. Abutting property owner Emily Ellis (53 US RT 2) asked if a fence could be placed along the common boundary.
10. Board and Applicant agreed that this meeting was a preliminary discussion of the proposal.