

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
02/22/16 SITE VISIT**

Members Present:

Bill Bridge	Jesse Anderson	Don Longwell	Sean Mullen (Chair)	Tim Taylor (vice-chair)	Mary Ellen Parkman (ZA)	Diane Osgood (Zoning Assistant)
X	Absent	X	X	Absent	Absent	X

Recorder: Diane Osgood

Attendees: David & Amanda Wurtz, Chuck & Joan Solger, Diane Pingleton and Charles Pat Dixon.

Sean Mullen, Don Longwell, Bill Bridge, Diane Osgood, David & Amanda Wurtz, Chuck & Joan Solger, Diane Pingleton and Charles Pat Dixon met at the subject property at 4:15 PM. David & Amanda Wurtz showed the group the garage which is presently used and will continue to be used for the proposed small engine repair shop and heating/plumbing business. A dumpster is located on the left side of the garage and neighbors Chuck and Joan Solger and Diane Pingleton expressed their concerns about the frequency of garbage blowing over onto their properties. It was discussed that the dumpster could be emptied more frequently, a stockade or snow fence could be installed on the property line, or the dumpster could be moved to another location. A lean-to which was attached to the right side of the garage has had the roof removed, but the side wall is still there. It was discussed that a back wall could be built and the dumpster could be moved to this 3-sided enclosed area.

The group then walked out behind the residence where the Wurtz's park their car trailer, snowmobile trailer and pontoon boat. A shed and a chicken coop was also located in this area. It was discussed whether the above personal property, along with the items in the shed, would go with the Wurtz's when they move. In addition to the proposed business, the Wurtz's have obtained a permit to convert their single family house to a duplex that they intend to rent. The above mentioned neighbors expressed concerns that in addition to what is already left outside, the additional vehicles and personal property of the tenants (such as a boat, motorcycles, snowmobiles, atv's, trailers, etc) could make the subject property look even more "junky" and thus negatively impact their own property values even more so. It was then discussed that the tenants could have their own enclosed storage area for their personal property and the shed was mentioned as a possibility. It was also mentioned that the planting of trees could help shield the subject property from the neighbors viewing area. Trash cans for the tenant's use was discussed and could also be in the same location as the dumpster, as indicated above.

The Chair adjourned the site visit at 4:35 PM to be continued to a hearing immediately following at the Town Offices.

Respectfully submitted,
Diane C. Osgood

Approved on the _____ day of _____, 2016

Sean Mullen, Chair

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
02/22/16 HEARING**

Members Present:

Bill Bridge	Jesse Anderson	Don Longwell	Sean Mullen (Chair)	Tim Taylor (vice-chair)	Mary Ellen Parkman (ZA)	Diane Osgood (Zoning Assistant)
X	Absent	X	X	Absent	Absent	X

Attendees: David & Amanda Wurtz, Chuck Solger and Diane Pingleton.

Upon returning from the 4:15 PM Public Site Visit, Sean Mullen called the Public Hearing to order at 4:55 PM, read the agenda and moved directly to Agenda Item #1.

1. Continuation of Warned Hearing on Application (Permit #4123) for Conditional Use w/Site Plan Review by David & Amanda Wurtz to operate a small Engine Repair Shop (which was previously approved as a Home Business). This property is located at 682 VT Route 244, Post Mills, VT

Mr. Mullen asked the applicants to join the DRB at the table to further discuss their application. Mr. Wurtz and the DRB clarified that the application is for both a small engine repair shop and heating and plumbing business. There was discussion regarding what zone the subject property is in and it was confirmed that it is in the Village Residential district.

As was stated at the first public hearing of 02/09/16 and at the site visit earlier today, the Wurtz's have obtained a permit to convert their single family house to a duplex that they intend to use as a rental. Bill Bridge expressed concerns that operating two businesses (small engine repair & heating/plumbing), along with two rentals could be too much activity for this property.

Discussion then ensued regarding the public site visit. Neighbors Chuck Solger and Diane Pingleton both reiterated their concerns about the subject property becoming more of a "visual mess and they did not want it to turn into a junk yard". They are very concerned that this would negatively impact their own property values even more so.

Mr. Wurtz assured the DRB and neighbors Chuck Solger and Diane Pingleton that he and his wife want the subject property "to look good and it would be cleaned up".

The DRB asked Mr. & Mrs. Wurtz to submit a "proposal and sketch" showing the designated parking, storage and trash areas for both the business and rental of the duplex and where personal property belonging to the Wurtz's and/or their tenants would be located.

Mr. Mullen made a motion to continue the hearing to September 13, 2016 * at 7:00 PM at the Thetford Town Offices. The vote passed unanimously.

Bill Bridge	Jesse Anderson	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)
X	Absent	X	X	Absent

Respectfully submitted,
Diane C. Osgood

Approved on the _____ day of _____, 2016

Sean Mullen, Chair

(* There was misunderstanding amongst the parties and this hearing will not be held in September but on March 8, 2016.)