

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
09/22/15 SITE VISIT AND HEARING**

Site Visit: Aloha Foundation, Inc., 341 Quinibeck Road

Members of the DRB, the Zoning Assistant and the Camp Director met at the site at 6:10 PM. The group viewed the proposed location for the 26x56 Waterfront Pavilion and discussed the applicant's request for a waiver in setbacks to reduce the setback from 75' to 59'. Measurements were taken from the shoreline of the lake to the proposed structure by Bill Bridge and Don Longwell. If the building is built to the toe of the slope, it would be approximately 60 ft. from the water's edge. Allowing a foot behind the building would reduce this setback to 59'. The site visit was adjourned at 6:35 PM and the group then met at the Town Offices for the Continuation of the Warned Hearing, Application #4098.

Members Present

Jesse Anderson	Bill Bridge	Don Longwell	Sean Mullen (Chair)	Tim Taylor (Vice-Chair)	Diane Osgood (Zoning Asst.)
X	X	X	X	Absent	X

Recorder: Diane Osgood
Attendees: Vanessa Riegler

Sean Mullen called the meeting to order at 7:03 PM and moved directly to Agenda Item #1.

Agenda Item #1: Continuation of Warned Hearing on Application (Permit #4098) to request a Waiver for Reduction in Shoreline Setbacks by the Aloha Foundation, Inc. to construct a 26x56 Waterfront Pavilion, open sided structure. This property is located at 341 Quinibeck Road, Thetford, VT.

Mr. Mullen asked the applicant to join the DRB to discuss their application. The applicant requests a waiver in setbacks to reduce the setback from 75' to 59'. This is a 21% reduction in the setback. Mr. Mullen read Section 6.09(B), Standards for Waivers of the Zoning Bylaws and then opened discussion to the other Board Members regarding the criteria met and their observations regarding the site visit that we had just returned from.

The Site Plan included in the application and titled Aloha Ohana Pavilion was reviewed, and observations regarding the earlier site visit were then discussed. Mr. Mullen noted that if the structure was built further back toward the trees, that would increase elevation and would be even more conspicuous. The Board agreed that building the structure at the proposed site would create less visual impact.

Factors of Section 6.09(B), Standards for Waivers of the Zoning Bylaws were discussed and the following were found relevant to this applicant's request:

- #1). The proposed development conforms to the existing development patterns of the district; and
- #4). The waiver will not result in a greater than 50% decrease in any dimensional requirement.

The Board reviewed the State of Vermont Land Use Permit #3R1092, issued to the applicant on August 26, 2015 and Mr. Mullen then made a motion to approve Permit #4098, Waiver for Reduction in Shoreline Setbacks.

The vote carried unanimously.

Jesse Anderson	Bill Bridge	Don Longwell	Sean Mullen (Chair)	Tim Taylor (Vice-Chair)
X	X	X	X	Absent

Mr. Mullen adjourned the meeting at 7:25 PM.

Respectfully submitted,

Diane C. Osgood, Assistant
Thetford Zoning Office

Approved on the _____ day of _____, 2015.

Sean Mullen, Chair