

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
04/26/16 SITE VISIT**

Members Present:

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

Attendees: David Wurtz, Amanda Wurtz and Chuck and Joan Solger.

Bill Bridge, Jesse Anderson, Don Longwell, Tim Taylor, David Wurtz, Amanda Wurtz and Chuck and Joan Solger met at the subject property at 6:15 PM.

The DRB noted the graveled surface, which had not been in place at the last site visit of February 22, 2016. The group then discussed the site plan which had been presented at the March 8, 2016 Hearing. The proposed site plan provided for a separate entrance for the business and residential use of the property with business storage clearly indicated as being in the pole barn to store the tractor and skid mounted tank.

The DRB again noted that the business use is shown as consolidated along the property line that is shared with the Solgers. Discussion ensued regarding the need for some screening along this line. Mr. Solger again stated that his deck looks right into the side of Mr. Wurtz's garage where all of the activity and noise will be. He has spent a lot of time and money on plantings to screen the rear yard but there is not sufficient screening in the area near the building.

The question was asked, what would be appropriate screening? A stockade fence and evergreen plantings were discussed. The Solgers and the DRB seemed to be in agreement that an evergreen screen opposite the building screening the view from the Solger's deck was appropriate. The limits were debated and the DRB determined that this discussion would be continued at the hearing.

The Vice-Chair adjourned the site visit at 6:40PM to be continued to a hearing immediately following at the Town Offices.

Respectfully submitted,
Diane C. Osgood

Approved on the _____ day of _____, 2016

Tim Taylor, Vice Chair

**TOWN OF THETFORD
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**MEETING MINUTES
04/26/16 HEARING**

Members Present:

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

Attendees: Marc Chabot, Cynthia Perry, Marsha Derenthal, Doug and Ellen Stone, and Barbara Krieger.

Mr. Taylor called the meeting to order at 7:00 PM and moved directly to Agenda item #1:

1. Warned Hearing on Application (#ZP16-07) for Conditional Use w/Site Plan Review by Marc Chabot and Cynthia Perry to use an existing basement at 1046 Poor Farm Road for a meeting place; and the land at 1056 Poor Farm Road for an outdoor school. These properties are located at 1046 and 1056 Poor Farm Road, Thetford Center, VT.

The Zoning Assistant passed out copies of the materials which the applicants had submitted prior to the hearing. These included an overview of the website “Raven’s Wood, Outdoor School For Renegades”, a Staff Biography and a Site Plan Review. Mr. Taylor asked everyone to introduce themselves and then asked the applicants to join the DRB at the table to discuss their application. The applicants joined the DRB and Cynthia Perry explained that “they wanted to start an outdoor school for kids, all in their woods, and sometimes at their little pond. The idea is to get the kids in grades 1-8 outside to learn, instead of sitting in a classroom all day long. Classes would also be offered for kids with identity differences, and after school programming two days/week for kids in grades 6-8 to get them off the couch and into the woods. Estimated number of students could be 10-15 students/day”.

The site plan questions were reviewed and Mr. Taylor advised the applicants that they would need to submit a Project Review Sheet. Mr. Taylor made a motion to continue the hearing to a site visit on May 24, 2016 at 6:30 PM with a continuation hearing immediately following at the Town Offices.

The vote passed unanimously.

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

Mr. Taylor then moved to Agenda item #2 and advised that he would Chair the meeting, but as he was absent from the previous hearings, he would not participate.

2. 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

Attendees: David Wurtz, Amanda Wurtz, Danielle Basta, Wanda Howe, Dee Pingleton and Chuck and Joan Solger

Mr. Taylor asked the applicant to join the DRB at the table to discuss his application. Mr. Wurtz joined the DRB and the Zoning Assistant passed out copies of the site plan which had been presented at the March 8, 2016 hearing.

Discussion from the site visit continued regarding appropriate screening. Mr. Solger advised that he wanted an 8’ stockade fence on their property line and Mr. Wurtz advised that he did not want it to exceed 6’.

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As noted at the March 8th hearing, it was again mentioned that there could also be a stockade fence running between Route 244 and the building to define the space and block the view of the cars. Danielle Basta, who lives across the street advised that she did not want to look at a stockade fence.

After much discussion, Mr. Taylor asked the other DRB members what their thoughts were. Are they ready to decide? Do they still have concerns?

Don Longwell advised that “the existing site plan drawing does not have enough detail and he cannot make a decision at this time”. Bill Bridge advised that he “also wants a better site plan review” before making a decision.

Mr. Wurtz advised that he would submit a revised site plan to be reviewed at the next hearing.

Don Longwell made a motion to continue the hearing to May 24, 2016 at the Town Offices.

The vote passed unanimously.

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

Mr. Taylor adjourned the meeting at 9:40 PM.

Respectfully submitted,
Diane C. Osgood

Approved on the ____ day of _____, 2016.

Tim Taylor, Vice-Chair