

**TOWN OF THETFORD  
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES  
2/9/16 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	X	X	X	absent	X*	X*

\*Mary Ellen Parkman arrived at 7:17 PM, Diane Osgood, Zoning Assistant was in attendance from 7:00 PM to 7:20 PM.

Attendees: David Wurtz, Amanda Wurtz, Chuck & Joan Solger, Diane Pingleton, Danielle Basta

Sean Mullen called the Public hearing to order at 7:10 PM, read the agenda and moved directly to Agenda Item #1.

1. 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 applicant to join the DRB at the table to discuss his application. Mr. Wurtz and the DRB clarified that the application is for both a small engine repair shop and heating and plumbing business.

Mr. Mullen read an email that was received by the Zoning Administrator earlier that day by Jean Lariviere that outlined his concerns regarding the application; namely trash and the previous burning of materials other than wood. Mr. Wurtz said that he has never burned anything other than wood and had no intentions of burning used oil.

The DRB asked Mr. Wurtz what his intentions were for the business, what his hours would be and how did he intend to operate. Mr. Wurtz indicated that he has obtained a permit to convert his single family house to a duplex that he intended to use as a rental. He would likely use 4 parking spaces for the rental. He wants to run his small engine repair shop and heating and plumbing business out of the location in the same manner he always had. He indicated that he may be there after hours working on something but customers would probably only come and go between 8-5.

Mr. Mullen asked if the other abutters in attendance had any concerns.

Chuck Solger stated that he and his wife were getting ready to retire and would be selling in the near future. He was concerned about his property values. Trash blows into his yard, the storage of items outside gets messy and hard to look at and he would like the property to be required to convert back to a residential property if he were to sell the property. Danielle Basta agreed that what happens when the property transfers is her biggest concern.

Diane Pingleton indicated that she was concerned that the DRB was issuing a waiver to change the zoning of a residential property to a commercial property. She is worried about her property value, the trash issue as well as the visual impacts of the storage of some many items personal and business on the property.

The DRB explained that the application was not for a waiver but that the district in which this property is located is called Village Residential which encourages a mixture of residential and commercial properties. The Zoning Bylaw requires that this use be reviewed as a Conditional Use with Site Plan Review by the DRB. Any permits issued would run with the land but any approvals would be structured to limit the use to only that which has been requested by Mr. Wurtz.

Mr. Wurtz stated that he has no employees and will retain the Thetford address for deliveries and likely a sort of office.

Some of the items in questions go with the business like his work truck, tank on skids and a small tractor. He will also store his cars and snowmobiles in the two-car garage onsite that is not associated with his business.

Ms. Pingleton stated that she is worried that if Mr. Wurtz moves to Vershire and rents the property it will become a depository for anything he doesn't want at his residence.

The DRB discussed the Standard for outdoor display and storage of goods and decided that this is a standard that needs to be carefully reviewed. Screening and a designated area to store goods related to the business is preferred. A site visit should be scheduled to determine an appropriate location.

Mr. Mullen made a motion to continue the hearing to a public site visit on February 22, 2016 at 4:15 pm with a Continuation hearing immediately following at the Thetford Town Offices. The vote passed unanimously.

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

Mr. Mullen adjourned the meeting at 8:15 pm.

Respectfully submitted,  
Mary Ellen Parkman

Approved on the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Sean Mullen, Chair