

**TOWN OF THETFORD  
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES  
4/12/16 HEARING**

Members Present:

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

Attendees: Kate Duesterberg, Eric Tadlock, Stuart Rogers

**PUBLIC SITE VISIT AT 6:00 PM - Cedar Circle Realty, 225 Pavillion Road, East Thetford, VT**

Sean Mullen called the Public Site Visit to order at 6 PM. Attendees included Kate Duesterberg, Eric Tadlock, Stuart Rogers, the DRB members present and the ZA.

Eric Tadlock, Education administrator for the farm showed the group around and described what a campers day would look like. The day would start and end at the Pavillion building owned by Merit Scotford. Activities would take place in a wooded area near the farm house and under a tent on the farm grounds. Porta-toilets and hand washing stations will be used and campers will bring their own lunches.

At 6:20 the site visit was adjourned and continued to a public hearing to immediate follow at the Town Offices.

**PUBLIC HEARING- Held at the Thetford Town Office, 3910 Route 113, Thetford Center, VT**

Sean mullen called the meeting to order at 6:30 and moved directly to agenda item #1.

1). Warned Hearing on Application (ZP16-12) for Conditional Use w/Site Plan Review for Educational Programming by Cedar Circle Realty Trust, c/o K Duesterberg and William Allen (Landowner) and Eric Tadlock (Applicant) for a Summer Day Camp for a maximum of 25 children, for 5 consecutive days per week for 4 weeks. This property is located in the rural residential district at 225 Pavillion Road, East Thetford, VT.

Mr. Mullen immediately initiated the site plan and conditional use review by referencing the "Site Plan for Cedar Circle Farm Summer Camp Program" document submitted on 3/16/16 by Eric Tadlock was reviewed.

This document was reviewed in detail and a couple of modifications were made for the record. Mr. Tadlock modified the number of campers to 30 and increased the number of weeks to 6. The first year will only be four weeks but this allows the program some room for growth.

The DRB finds that the application meets all site plan and conditional use standards with no adverse impacts.

Tim Taylor made a motion to approve the application with a condition of approval be that Merit Scotford is notified and acknowledges the fact that each day the camp uses the Pavillion building will be considered a "small event" as approved under her zoning permit for the Pavillion building.

The vote passed unanimously.

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

Mr. Mullen adjourned the meeting at 7:15 pm.

Respectfully submitted,  
Mary Ellen Parkman

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

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

DRAFT