

**TOWN OF THETFORD  
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES  
5/10/16 HEARING**

Members Present:

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

Attendees: Jeffrey Potter, Linda Reeves Potter, Alfred Devaux

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 (#ZP16-19) for Conditional Use w/Site Plan Review by Jeffrey Potter and Linda Reeves-Potter (Applicants) to build a 10x20 open shed for roof mounted solar panels in a 100 year flood plain. This property is located at 5325 US Route 5, North Thetford, VT

Mr. Mullen asked the applicant to join the DRB at the table to discuss his application. Jeffrey and Linda joined the DRB and reviewed their proposal which included a 10'x20' open sided shed with no floor that will have solar panels mounted to the roof and will be used to store firewood.

The structure will be next to but not attached to the existing barn. The foundation will be six 10" sona-tubes with a 6" reveal. The structure will be built with pine and anchored with Simpson Post Anchors. The roof will have plywood sheathing and asphalt shingles.

All electrical components will be mounted above the base flood elevation which has been established as 403' NGVD. Very little wood will be submerged. There will be no landscaping or lights associated with this project.

Alfred is a neighbor and was worried the project may block his satellite TV but once viewing the proposal he sees no conflicts.

The vote passed unanimously.

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

Agenda Item #2 – DRB review of proposed subdivision regulations.

The DRB reviewed the draft subdivision regulations and all agreed that the format that is currently laid out is sufficient in replacing the minor/major subdivision designation that we have currently. Bill Bridge did comment that he didn't feel as though a survey plat scale should be dictated in the regulations and offered alternate language from State Statute for Mary Ellen to pass on to Kevin O'Hara.

Mr. Mullen adjourned the meeting at 8:30 pm.

Respectfully submitted,  
Mary Ellen Parkman

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

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