

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
7/22/2014**

Members Present:

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)	Mary Ellen Parkman (ZA)
X	Arrived 7:30 pm	absent	X	absent	X

Recorder: Mary Ellen Parkman

Attendees: Tim Utt, Mike Zienkiewicz, Tara Pacht, Tim Schaal, Chris Holzwarth

Sean Mullen called the meeting to order at 6:15 for the Site Visit at Camp Farnsworth and moved directly to agenda Item #1.

Agenda Item #1: Site Visit for Continuation of Warned Hearing on Application (Permit #4022) for Conditional Use Approval by the Girl Scouts of Swift Water Council, Camp Farnsworth, to remove and replace the existing seating, boat house and ramp within 75' of Lake Abenaki, on property located on 94 Camp Farnsworth Road, Thetford Center, VT.

Chris Holzwarth of Millbrook Design lead the group through the improvements at both the climbing wall and lakeshore sites.

A summary of the proposal at each location is as follows:

Climbing Wall Site

- The Camp has an existing adventure/fitness area near the proposed location of the climbing wall
- The wetlands were delineated and the flagging was visible during the site visit
- The proposed location is on the existing access trail to the adventure/fitness area
- The Camp proposed to upgrade the entrance to this access trail to allow for emergency vehicles by adding some gravel to make the earth more stable.
- The climbing wall is 45 feet high with auger anchors extending approximately 40'.
- The anchor locations as well as the trail entrance are located within the wetlands buffer.

Shoreland Site

Chris Holzwarth indicated that all parties involved had a chance to review the application and proposed facilities and there had been a few changes. Previously Mr. Holzwarth had indicated that the location of the existing outdoor classroom would be returned to its natural state. The plan has changed to keep the dock system, stairs to the upper camping area, gravel path and storage shed. The existing wooden platform, approximately 8' will remain or be replaced with a new platform for shoreland access.

In the location of the proposed facilities:

- The existing Boat House has been partially demolished
- The existing ramp will be replaced with an ADA compliant ramp that will require clearing of approximately 10 feet beyond the existing ramp system.
- The amphitheater seating will include pea stone behind the seating allowing drainage down to the crushed stone layer beneath the seating.
- During construction of the proposed ramp and amphitheater sheeting will be installed and dewater system implemented to keep the water level out of the work location. The dewatering pump will pump pond water into a silt bag at a location on shore. The water will receive treatment in the form of sediment removal before infiltrating into the shoreland.

at 7:00 PM the Site Visit concluded and immediately following was resumed at the Town Offices.

Sean Mullen indicated that both the height of the climbing structure and the shoreland activities would be reviewed as a conditional use with regard to the use of the specific facility only. As required in Section 6.06, all conditional use applications are also subject to Site Plan Review procedures to be incorporated herein in a single conditional use review.

Site Plan Review Standards as they apply to this application:

1. Maximum Safety of vehicular circulation - Both locations have existing access roads for emergency purposes and maintenance but are not intended for the campers use of the facilities. Improvements to the adventure/fitness area access road will improve its ability to safely accommodate emergency vehicles.
2. Adequacy of circulation, parking and loading facilities – Not applicable, there are no parking and loading facilities specifically associated with this application.
3. Landscaping –Both sites have natural vegetation that will remain. No new landscaping is proposed.
4. Screening – Both locations are within an existing camp for girls and have natural screening that will remain.
5. Bicycle & Pedestrian Access – Both locations are within the camp's existing pedestrian path system.
6. Outdoor Storage & Display – Not Applicable
7. Building Design – Not Applicable
8. Lighting – there will be no new lighting as a result of this project.
9. Noise – No new noise is expected to be generated from this project. The facilities are part of the camp and will be used by the campers.
10. Odors, smoke, dust, noxious gases, or other forms of air pollution – Not applicable
11. Vibration – Not applicable
12. Stormwater Management – In areas that are disturbed during construction silt fence will be used to control sediment. A sheeting and dewater system will be installed for construction along the pond's shore with treatment being provided by a silt bag and infiltration.
13. Historic Structures – Not Applicable
14. Fire and Public Safety - Improvements to the adventure/fitness area access road will improve its ability to safely accommodate emergency vehicles.
15. Waste Storage – Not applicable, no new facilities proposed for this application
16. Underground Utilities – Not applicable, no new utilities are proposed for this application
17. District Standards – This application is for proposed camp improvements at an existing camp which has been in existence for over 100 years.

Conditional Use Review Standards

1. The capacity of existing or planned community services of facilities – The proposed improvements will not increase the capacity of the camp but will be used by existing campers. There is no increase in capacity.
2. Character of the area – This camp has been in existence for over 100 years and all improvements are proposed within the camp. The Character of the area is only enhanced by facility improvements.
3. Traffic on roads and highways – Improvements included with this application do not increase the number of campers so there is no increase in traffic resulting.
4. Ordinances, Bylaws and Regulations in Effect – The DRB finds that this project complies.
5. The utilization of renewable energy resources – Not applicable, there are no new energy uses resulting from this project.

The DRB discussed the wetland buffer disturbance and found that the disturbance is not significant.

The DRB noted that this project requires Act250 approval and their thorough review and any conditions that they placed on the camp would likely address any other concerns.

Sean Mullen made the motion that the project be approved with the condition that the Town be supplied a copy of the Act250 permit and final plan set for their records.

The vote carried unanimously.

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)
X	X	absent	X	absent

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

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2014.

Sean Mullen, Chair