

**TOWN OF THETFORD  
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES  
8/11/15 HEARING AND SITE VISIT**

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>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

Attendees: Merit Scotford, Bill Keegan

Sean Mullen called the meeting to order at 7:05 PM and moved directly to Agenda Item #1.

1. Warned Hearing on Application (Permit #4093) for Conditional Use & Site Plan Review by Anne Scotford (Landowner) and Merit Scotford (Applicant) to use an existing building as a Dance Hall. This property is located in the Rural Residential district at 140 Pavilion Road, East Thetford, VT

Mr. Mullen asked the applicant to join the DRB to discuss their application. Merit Scotford indicated that her family owns a building that has been a dance hall in Town historically. They would like to allow use of this building for dance lessons, community dances and occasionally other types of events seasonally.

Mr. Mullen made a motion to continue to the hearing to an immediate site visit and then to reconvene at the Town Offices to continue the hearing.

The vote carried unanimously:

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

Site Visit

The DRB members, ZA , and the applicant met at the site at 7:20. The group viewed the inside of the building, outside of the building and the available parking areas. The site visit was adjourned at 7:35 and the group returned to the Town Offices.

Sean Mullen continued the hearing at 7:40 pm to further discuss the application.

Mr. Taylor reviewed some of the observation that were made during the site visit:

- The building has existing lighting at the entrance and on the corner. The Lights are powered by a switch.
- The building has an existing composting toilet but no running water. The toilet is a Sunmar XL model.
- The building has no heating system.
- The building has existing emergency exit lights and signage.
- There is a large lawn area adjacent to the building for parking with additional overflow space available along the road and across pavillion road on Ann Scotford's property.

Mr. Taylor continued the discussion by noting that noise isa standard that the DRB must consider and the DRB's primary concern with this application. He asked that the applicant really think about what they would like including the hours of operation, number and types of events, length of season, etc. He also requested that they prepare a parking plan to better document the number of spaces.

Ms. Scotford indicated that there are dance lessons that use a stereo and the sound level is low. The live music events are the ones that create loud noise and that she did want to limit the number of these events. Merit and her husband noted the additional information that the DRB is requesting.

Mr. Taylor told the applicant that Ms. Parkman is available to assist them in preparing additional information if they wish to utilize her.

The DRB reviewed the category of use and determined that the ZA had made the pre-determination that the use was Community Service with the requirement of Conditional Use and Site Plan Review but they disagreed and categorized the use as Cultural which is a permitted use that requires a hearing as well but only Site Plan Review.

Bill Bridge made a motion to continue this hearing to September 8, 2015.

The vote carried unanimously:

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

Mr. Mullen adjourned the meeting at 8:45 pm.

Respectfully submitted,  
Mary Ellen Parkman

Approved on the \_\_\_\_ day of \_\_\_\_\_, 2015.

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Sean Mullen, Chair