

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
9/8/15 HEARING**

Members Present:

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

Attendees: Merit Scotford, Bill Keegan, Martha Scotford, Win Amede, Vanessa Rugler, Posce Taylor, Bob & Jane Grenberg, Libby Chapin

Sean Mullen called the meeting to order at 7:15 PM and moved directly to Agenda Item #1.

1). Warned Hearing on Application (Permit #4098) to request a Waiver for Reduction in Shoreline Setbacks, by the Aloha Foundation, Inc., to construct a 26x56 Waterfront Pavilion, open sided structure. This property is located at 341 Quinibeck Road, Thetford, VT

Mr. Mullen asked the applicant to join the DRB to discuss their application. In attendance for the applicant were Win Amede, Vanessa Rugler and Posce Taylor. The group indicated that the camp would like to build a pavilion near the lake to provide protection for campers using the waterfront as well as changing space. The topography in the proposed location is such that at a distance of approximately 86' from the shoreline there is an embankment with a slope greater than 20% that prevents them from pushing the building back to the full setback of 75 ft. They would like to build this building this fall. Act 250 has approved the project.

The site plan included in the application and titled Aloha Ohana Pavilion shows a setback of 40 feet plus or minus but the building is approximately 60 ft from the water's edge if the building is built to the toe of the slope. Allowing a foot behind the building would reduce this setback to 59'. The applicant requests a waiver in setbacks to reduce the setback from 75' to 59'. This is a 21% reduction in the setback.

Mr. Bridge said that he felt that a site visit was needed for the DRB to discuss this further and make a decision.

Mr. Mullen made a motion to continue this hearing to a site visit at the subject property at 6 pm with continuation of the hearing immediately following. The group will meet at the camp office and carpool to the site.

The vote carried unanimously:

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

Mr. Mullen then moved to agenda item #2.

2). Continuation of 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

The DRB invited the applicant to join the group. Merit indicated that her and her sister Martha Scotford were now joint owners and she would like to add Martha to the application as an applicant. All agreed.

The DRB asked Ms. Scotford to provide additional information at the last hearing, the information was presented as follows:

- Dates of Operation – May 1 to November 30

- Days of the week – large events with live music Friday and Saturday, smaller events with only recorded music any day.
- Hours of operation – Friday and Saturday until 12 midnight; other days until 11 pm.
- Number of events per season – 30 weekend events and 50 smaller weekday events.
- Outdoor lighting only during events
- Noise level monitored. Call 603-306-7128 (Merit Scotford's cell) with any concerns
- Alcohol – BYOB only no alcohol for sale. – This bullet was discussed and clarified by the applicant. The intent is that as the owners of the venue they will not sell any alcohol. The party that is using the facility will have their own insurance and/or site liquor license and any alcohol will be outside of their role as the owners.
- Parking Plan – 30 cars on Pavilion property.

The parking plan shows 31 spaces measured out but the applicant seeks approval for 30 cars.

The DRB indicated that this was sufficient information.

Mr. Bridge made the motion that the DRB approve the conditional use for Merit and Martha Scotford with the following conditions:

- Dates of Operation – May 1 to November 30
- Days of the week – large events with live music Friday and Saturday, smaller events with only recorded music any day.
- Hours of operation – Friday and Saturday until 12 midnight; other days until 11 pm.
- Number of events per season – 30 weekend events and 50 smaller weekday events.
- The Noise level be monitored. Current plan is to have people Call 603-306-7128 (Merit Scotford's cell) with any concerns. Should this number or contact person change, the Zoning Office shall be notified.

The vote carried 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 8:00 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2015.

Sean Mullen, Chair