

**TOWN OF THETFORD  
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES**

**09/09/14**

Members Present:

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (Chair)	Tim Taylor (Vice-Chair)	Mary Ellen Parkman (ZA)	Diane Osgood (ZA Asst.)
<b>Absent</b>	<b>Absent</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>Absent</b>	<b>X</b>

Recorder: Diane Osgood

Attendees: Marie Eiter, Susan Sanderson and Michael Schunk

Sean Mullen called the meeting to order at 7:00 PM and moved directly to Agenda Item #1.

**Agenda Item #1:**

**Warned Hearing on Application (Permit #4035, Parcel ID #0T0040.39) for Conditional Use Approval and Site Plan Review by Marie T. Eiter to construct a 5'6" x 22'3" addition to an existing garage located within the 15' side setback at 2327 Godfrey Road, East Thetford, VT.**

Marie Eiter and Susan Sanderson joined the Board at the table and Ms. Eiter explained that they would like to add an extension to the existing garage to create a third bay. It would not be as tall as the present garage but more like a shed-like dormer coming out and then straight down. Mr. Taylor then spoke about the earlier site visit and noted for the record that it is a wooded area behind the existing garage, with no visible house anywhere near there. He also noted that the neighbor who owns the abutting land is not only unopposed to this addition, but that this same neighbor also helped Ms. Eiter by cutting down a tree that was on his property.

It was then discussed that as this existing garage was built in 1970, it is a non-conforming structure and Section 4.05 of the Zoning Bylaws was reviewed. Mr. Taylor then noted that in terms of finding and conclusion that this proposed addition meets the criteria and could not be reasonably located elsewhere outside of the setback area.

Mr. Taylor then advised that Conditional Use is also subject to Site Plan Review and noted that they did have a Site Plan on file. In the review process, the DRB found that the project will meet or exceed the applicable standards and all unnecessary application items were waived.

Mr. Taylor made the motion to approve the application by Marie T. Eiter.

The vote carried unanimously.

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (Chair)	Tim Taylor (Vice-Chair)
<b>Absent</b>	<b>Absent</b>	<b>X</b>	<b>X</b>	<b>X</b>

There were no other interested persons in attendance.

**Agenda Item #2: Continuation of Warned Hearing on Application (Permit #4031, Parcel ID #0V113B.27) for Conditional Use Approval and Site Plan Review by Michael Schunk to construct a 20'x36' storage shed. This property is located in the Village Residential District with Historic Preservation Overlay at 2436 Route 113, Thetford, VT**

This hearing is a continuation from 08/26/14. Michael Schunk joined the Board at the table and was asked to further describe his proposal. Informational packets were passed out to the members of the DRB; including the report from the Historic Preservation Committee. Mr. Schunk explained that he would like to build a 20'x36' storage shed with a tractor storage area. The building will be board and batten with a standing seam roof.

The report from the HPC was reviewed and it was noted that the proposed storage shed is compatible with it's surroundings and cannot be seen from the road. It was also noted that should there ever be a proposal to install solar panels on this property; the southeastern shed roof would be well suited to do so.

Mr. Taylor made the motion to approve the application by Michael Schunk.

The vote carried unanimously.

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (Chair)	Tim Taylor (Vice-Chair)
<b>Absent</b>	<b>Absent</b>	<b>X</b>	<b>X</b>	<b>X</b>

There were no other interested persons in attendance.

Mr. Taylor adjourned the meeting at 7:45 PM.

Respectfully submitted,  
Diane C. Osgood

Approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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