

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
1/13/15**

Members Present:

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

Recorder: Mary Ellen Parkman

Attendees: Virginia Davenport, Patrick and Melissa Perry, Vic Henningsen, Susan McCaslin, Amy McElroy, Mark McElroy, Erika Ko, Sam Van Dam, Nate Hive, Nellie Pennington, Ruth Dwyer

Sean Mullen called the meeting to order at 7:00 PM and asked if there was any public comment or administrative business. Ms. Parkman reviewed an application for Annexation and a Boundary Line Adjustment with Mr. Mullen. Upon completion of administrative matters Mr. Mullen moved to item #1 on the Agenda.

1. Warned Hearing on Application (Permit #4052) for Conditional Use with Site Plan Review, by Open Fields, Inc., to replace an existing stairs/porch, re-shingle roof, repair rotted sill and replace windows on rear of building. This property is located in the Village Residential District, with Historic Preservation Overlay at 37 Academy Road, Thetford, VT

Mr. Mullen asked the representative from Open Fields to join the DRB to discuss their application and project. Nellie Pennington was in attendance representing the school and shared a description of their project.

Ms. Parkman shared with the DRB the report by the Historic Preservation Committee with their recommendations.

Mr. Longwell asked if the columns for the porch would be plain pressure treated or painted. Ms. Pennington indicated that they would be painted.

Tim made a motion to waive the requirement for a site plan and any other unnecessary application requirements as determined by the zoning administrator and approve the conditional use.

The vote carried unanimously.

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

Mr. Mullen then moved to Agenda Item #2.

2. Warned Hearing on Application (Permit #4054) for Conditional Use with Site Plan Review, by Ruth Dwyer, to obtain approval by the Developmental Review Board for a 24'x60' Fabric Screen Wall, which has already been constructed. This property is located in the Rural Residential District at 2604 Sawnee Bean Rd, Thetford Center, VT

Mr. Mullen asked that the applicant join the board to discuss their application. Ms. Dwyer joined the board and gave the details of the screen that she had built and its purpose.

Ms. Dwyer submitted evidence as to her definition of a screen.

Questions from the DRB included the following:

Mr. Taylor asked Ms. Dwyer if she got the idea for the screen from one she had seen elsewhere or is it unique. Ms. Dwyer indicated that it was unique.

Mr. Taylor asked Ms. Dwyer if she could have built the wall closer to her barn. Ms. Dwyer indicated that the topography and root structure of her mature trees made it difficult and that she did not want to segregate her pasture.

Mr. Longwell asked if there were houses other than the Perry's in view from her property. Ms. Dwyer responded, not really.

In response to Ms. Dwyer's comment that she had no idea she needed a permit because it was a screen not a wall, Mr. Bridge asked if she read the definition of structure because it is clearly a structure at a minimum. Ms. Dwyer indicated that she did not understand that. Ms. Parkman mentioned that she had two lengthy conversations with Ms. Dwyer where she explained her options and did go over this definition.

Mr. Mullen read Section 6.06(D)2 which is a standard associated with conditional use review that discusses the character of the neighborhood and asked if there were any interested parties in attendance that would like to submit verbal testimony.

Verbal testimony was provided by Virginia Davenport, Patrick Perry, Mark McElroy, Vic Henningsen, Heinz Trebitz, and Amy McElroy.

Mr. Perry also submitted his verbal testimony in writing, photos and a letter from Coldwell Banker as Evidence.

Ms. Parkman shared a letter from Marvin and Delores Mitchell that was also entered into Evidence.

In response to Ms. Dwyer's position that the screen is not a wall, Mr. Bridge made the motion that the DRB accept and support the Zoning Administrator's determination that Section 3.01(D) of the Zoning Bylaw pertains to this project.

The vote carried unanimously.

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

Mr. Taylor made a motion to continue the hearing to 4 PM on January 27, 2015 where a public site visit will be held at the Dwyer property followed by a continuation of the public hearing at 7 PM at the Town Offices.

The vote carried unanimously.

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

Ms. Dwyer indicated that she preferred that only the DRB and ZA enter her property for the Site Visit. Mr. Perry has indicated that those attending can park at his property at 43 Colby Road North.

Mr. Mullen adjourned the meeting at 9:15 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2015.

Sean Mullen, Chair