

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
3/10/15**

Members Present:

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

Attendees: Wanita Web, Jess Ann White, Dori Wolfe

Tim Taylor called the meeting to order at 7:00 PM and asked if there was any administrative matters before moving to agenda item #1.

Dori Wolfe was in attendance and asked if she could speak informally to the DRB about the potential for subdivision of the Zagaeski property. She indicated that the owner of the property would like to subdivide the contaminated area from the rest of the parcel so that there are no restrictions on the rest of the property. The DRB indicated that with the size of the parcel there should be no issues with obtaining water or wastewater disposal. There will need to be Right of Way. Dori indicated that the owner would be back at a later date with a formal subdivision application.

1). 1). Warned Hearing on Application (#4058) for Conditional Use w/Site Plan Review by Wanita Webb, d/b/a/ Little Lambs & Lullabies (Applicant) and the North Thetford Library (Landowner) for the operation of a Day Care Center. This property is located in the Village Residential district at 5622 Route 5, North Thetford, VT.

Mr. Taylor reported that there was a site visit at 4:30 PM and Tom Gray asked that he be entered into the record as a neighbor and abutter that is excited to have a daycare back. He really enjoyed the sound of children and is excited for them to return.

He then asked the applicant to join the DRB and discuss her plans. Ms. Webb indicated that she wanted to start a small daycare of not more than 12 children to start ages infant to school aged. She anticipates 2 full time and 2 to 3 part time employees to cover state ratios. The site already has a fenced in playground. She intends to incorporate nature into the playground for example colored wood chip paths, wind chimes, raised beds with edible plantings, things of that nature in addition to age appropriate toys.

There will be a shed 8x8 or smaller to hold equipment.

Hours of operation will be 6:00 am to 6:00 pm. Parking will be in the existing lot that has at least 6 parking spaces. The fire Marshall has visited the facility and an inspection report was presented.

Traffic will be from Route 5 which has plenty of capacity. No new lighting is proposed at this time but Ms. Webb is considering solar lighting. The DRB indicated that any new lights must be dark sky compliant. There are no proposed improvements to the building or site.

The location is within the VR district which supports the location of childcare centers and the building is existing. There will not be an adverse effect to the neighborhood.

Mr. Taylor asked if there were any interested parties in attendance. Jesse Ann White indicated that she was an abutter and supports the project. She is not concerned with noise. The train is louder than the kids would be.

Ms. Webb intends to serve snacks. She would also like to hang a sign from the existing frame at the front of the building. The ZA indicated that she should obtain a Zoning Permit for the sign.

There was discussion on the number of children for approval. All agreed that though Ms. Webb plans to start with no more than 12 kids, the DRB is willing to condition their approval for 15 to leave some room for growth.

The DRB conducted a Site Plan and Conditional Use Review based on the above mentioned facts.

Tim Taylor made a motion to approve the Conditional Use with conditions including submittal of a copy of permits and licenses with the ZA, the hours of operation, number of children and that any new lights are dark sky compliant.

The vote carried unanimously:.

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

Mr. Mullen adjourned the meeting at 7:43 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2015.

Tim Taylor, Vice-Chair