

UPDATED AND APPROVED 3-20-18

Development Review Board Meeting: January 9, 2018

Attending: Dennis Mewes, Chad Farnum, Cami Elliott, Jen Sargent, Patty Walior and Roger Jasaitis, ZA

Other interested parties in attendance: Paul and Jody Normandeau, Jim Johnson, Margaret Lyons, Tristam Johnson and Jack Mannix

Meeting called to order at 7:02 by Chad Farnum, acting chair. Minutes from November 14 approved with name change. Blake decision was approved with amendment (wrong permit number and incorrect address). Roger stated at this point it is possible there will be a meeting on Feb. 13 for another short term rental, he'll let us know as soon as he knows. Alan is writing the gravel pit decision.

Hearing for permit #3493 opened at 7:05. Chad read warning and all interested parties were administered the oath. Prior to hearing a site visit was conducted to Scott Farm. Tristam reported that what they would like to do is to renovate the Scott Farm main house to accommodate up to 12 seasonal workers. The 6 workers that have been coming for the last 20 years are starting to think about retiring and would like to start training new workers to take over. They will gradually increase workers until there are a total of 12 and then go back down to 6 when the new and younger workers are completely trained. Currently there are 3 apartments and when they are done there will still be 3 just reconfigured differently. They will not be changing the foot print of building just renovating the garage. It will be ADA accessible. The only visible change from the road will be 2 new windows. There is more than adequate parking for the number of beds between the parking at house across street. There will be no added lighting. The workers are generally here from June to November, the weather dictates exact dates. Water capacity has been tested and it is more than adequate. They are looking into a reserve tank as water flow rates are slightly under what is required. They have started the Act 250 process and are just waiting on our paperwork so it can be reviewed. Stone Trust attendees may be looking at a way to use space from December to May, he's not sure at this point. Hearing closed at 7:20.

Hearing for permit # 3492 Conditional Use – Ag/Tourism opened at 7:22. Prior to hearing a site visit was conducted. Jack Mannix reported that they would like to use an existing barn to hold 4 events a year (more than likely weddings) to help defray tax expenses. An employee asked to use barn 2 years ago for their wedding and once it was cleaned up they realized it was a great venue. The structure is secluded, has parking, and hopefully caterers will use Walker Farm produce. They would have a 3 day contract. Day one set up, day two event and day 3 cleanup. They will have all music shut down by 11:00 PM. As the property is on conserved land, Mannix's believe that they are caretakers of the land. They have been given permission from the VT Land Trust to hold up to 10 events per year but they are only asking for 4. Events would most likely be held in June, July, August or Sept. There is one exterior light now and they wouldn't be adding any light. It has been rewired. Cami read letter from Rick Bryck that generally supports the application with the town limiting the number of events and time frame. She then read letter from Dan Normandeau sighting his concerns for noise and changing the quality of his home life if those events disturb him at night. If we grant a permit he would like to make sure it is limited to the 4 events and there is a reasonable time limit for ending. Jim Johnson asked about the number of people that an event would have. Jack said no more than 90. He also asked about alcohol service. Jack said that the caterer would have to have a liquor license. Jody Normandeau expressed concerns regarding speed on road, trash left over from an event and renters picking up their signage after an event has been held. Although they can't say for certain they feel that after the previous wedding 2 years ago there was more trash on the side of the road. She would also like to ensure that all music is confined to inside the barn. Jack stated that speed and trash is always a concern no matter what road you are on. They would put in their contract that signage is removed the day after an event. Roger stated that residents can petition for speed limit signs on the road. Paul Normandeau stated that his land is conserved as well but he couldn't do what Jack is asking to do. He inquired about what is called Ag/Tourism and should the zoning or planning look at it. Jack believes that as a farmer he is a steward for the land and part of what he does is expose people to the land, not restrict and isolate the beauty. As we all know farmers need to find new and innovative ways to supplement their income to make it work. Jody expressed that in her opinion that this wouldn't be Ag/Tourism, Jack disagrees. Tristam offered Jack to talk to Kelly Carlin about what has worked well for them at events. Meg Lyons has concern about alcohol use. She is worried about dark and

narrow roads. Tristam stated that in 5 years they have had only 1 minor problem. Servers are very aware of alcohol consumption and responsible as it is their liquor license that will be taken away. Jody asked about stopping alcohol service 1 hour prior to shutting down party. Hearing closed at 8:05.

Respectfully submitted,

Patty Walior – DRB member