

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Tuesday 10, 2018
Draft Minutes

Present: Jane Hoisington, Shannon Harrington, Bruce Boedtke, Kathy Geagan and Deb Shearer

- 1) Site Visit (6:15 PM) – Kimball Farm Rd in connection with application #2686.
- 2) Reconvene at Town Hall. Shannon called meeting to order at 6:37 PM
- 3) Changes or Addition to Agenda – None
- 4) Public Hearing Application #2686– Shannon checked for any ex parte communications or conflicts of interest. There was none. Shannon then read the hearing notice for application #2678. Kathleen Geagan was sworn in. Items submitted into evidence on 7/10/18: Letter to DRB from Kathy Geagan, VT ANR Natural Resources map for parcel 2-22. Two neighbor letters. Dr. Geagan outlined the project: she would like to put a pre-fabricated 10x12 sq.ft. screened gazebo with an interior floor area of 99 square feet, on a bluestone base, 10 feet from the vegetated edge of her pond. She would like to sit, view and enjoy occasional meals by the pond without being bitten by mosquitos and ticks. She has both called and emailed the ANR wetlands office, with no response. Her letter referenced section 3.12 of the zoning bylaws. There will be no construction, excavation, clearing landfill or grading involved. She believes it will in no way impact the pond, threaten the water quality, or negatively impact the wildlife. The gazebo is sited 100 feet from the state designated wetland according the ANR atlas Natural resources map. In fact, if it weren't for the proximity to pond, the structure would be exempt from even needing a zoning permit. Kathy testified, In Section 4.20 the language says a man- made pond may be considered a wetland. May constitutes discretion and asked for the DRB to use their judgement that indeed, placing a pre-fab structure, basically a tent with a base, would not harm the natural resources and therefore would pose no threat to the natural resources of the area. She also pointed out to put the gazebo farther from the pond out of the 50-foot buffer would necessitate much more earthwork and heavy machinery to flatten the spot creating a greater potential impact to the flora and fauna of the area. The hearing closed at 7:00. The DRB deliberated in public. The DRB found there would be negligible impact to natural resources of the site by placing the gazebo not less than 10 feet from the pond.

Shannon moved based on the testimony presented to accept the application for placement of the gazebo not less that 10 feet from the vegetated edge of the pond, with conditions that there shall be no earth work, excavation or change to placement, size or location of the gazebo without prior DRB approval. Jane seconded. The motion passed unanimously.

- 5) Other Business None
- 6) Adjourn: After setting the next meeting for September 11, 2018 at 6:30PM, the meeting adjourned at 7:32

Respectfully Submitted,
Deb Shearer

