

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Tuesday June 12, 2018
Minutes

Members Present: Jane Hoisington, Bruce Boedtger, Shannon Harrington, Barbara Truex, Others Present: Duncan Brettell, Anne Yates, Sally Edson, Perry Edson and Deb Shearer (ZA)

- 1) Site Visit (6:15 PM) –1496 Rte. 44 in connection with application #2684
- 2) Reconvene at Town Hall. Shannon called meeting to order at 6:34 PM
- 3) Changes or Addition to Agenda – Address a template for Conditional Use under other business.
- 4) Public Hearing–Shannon read hearing notice for Application #2684. Duncan Brettell was sworn in. At the site visit the group together measured the distances from the current deck to the top of the stream bank. At its closest, the perpendicular distance was 27 feet. Duncan testified that he didn't know he needed a permit for the original deck 13 years ago and he would like to be able to keep that deck and enlarge it 3 more feet. Shannon referred to Section 3.13. Development near water ways states that a natural, vegetated buffer shall be maintained for a minimum of 50 feet from all wetlands currently under federal or state jurisdiction and from stream and rivers located on the USGS map. Duncan felt the lower bank or slope should be used and he calculated that to be at 47'. Shannon read the 6 allowable uses within the 50-foot buffer. Duncan said that the deck would only have 2 posts the rest of it would not be touching the ground. The DRB then looked at the definition of development and structure. Land development includes enlargement of a building and structure. There was debate as to whether a patio could be considered a structure. Deb weighed in that she would probably not consider a fieldstone patio to be a structure. Barbara said she considered the Brettell's house to be non-conforming as it is about 30 feet from the stream bank and Section 3.9 says you shall not alter or enlarge the degree of non-conformance of a structure. **Shannon made a motion to deny application 2684 as presented as it does not meet the criteria of Section 3.13 or 3.9 of the Bylaws.** As part of the decision, the DRB stated it considered the currently unpermitted deck as part of the previously existing structure. **The motion carried unanimously. Barbara moved to close the public hearing at 7:02. Jane seconded, it passed unanimously.**
- 5) Inquiry/Initial discussion Farm stay and event venue on Coon Club. Anne Yates was exploring options for making a living farming in Vermont in today's economic climate. The trend is to supplement farming income with events and retreats on the farm where people can enjoy the open space and ambience a working farm provides. Anne said there are examples of other farms in Vermont using the event/farm stay model and the legislature will possibly be weighing in on this issue soon. Currently, there is no West Windsor zoning regulation that explicitly allows a commercial event venue in the secondary growth/residential district. Possibly this type of project could fall under multi-use but there is no exact match but regardless the project would need a Conditional Use Hearing and need to meet Section 5.1 and 5.2 in the bylaws at the very least. Events for 100+ people require an event license granted by the Selectboard. The DRB suggested Anne could do some trial events by obtaining an event license. Barbara pointed out that Anne should research how this type of project would play out with Current Use regulations if she combined her farm with the Edson's.
- 6) Approve Minutes. **Shannon moved to approve the April 16th minutes with the following correction: The meeting took place on Monday April 16, not Tuesday as written. Jane seconded, motion passed.**
- 7) Elect Vice-Chair **Shannon moved to elect Barbara Truex as Vice-Chair. Jane seconded the motion. Barbara abstained, and motion passed.**
- 8) Other Business Deb asked the DRB to look at a model template for conditional use to use as a tool to create a separate and appropriate Conditional Use application. It could clarify the process for property owners. The DRB agreed to address the template in more detail at a future meeting.
- 9) Adjourn: **Bruce moved to adjourn the meeting, Barbara seconded, meeting adjourned at 7:23 PM.**

Respectfully Submitted,
Deb Shearer

