

TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD

MEETING MINUTES
June 25, 2024, HEARING

Act No. 78 (S.222). General provisions; public information; Open Meeting Law; temporary provisions an act relating to authorizing temporary Open Meeting Law procedures in response to COVID-19 This act provides temporary authority for public agencies to hold meetings through electronic means without designating or staffing a physical meeting location. A public agency that uses this temporary authority must use technology that allows the public to directly access the meeting by electronic means and by telephone. A municipal legislative body or school board that uses the temporary authority provided by this act must record its meetings held by electronic means. This act also permits a public body to extend the deadline for the posting of minutes, provided that the public agency has a staffing shortage due to COVID19. Finally, this act permits a public agency to post meeting notices and agendas in electronic locations. Effective Date: January 18, 2023

Members/Admin Present:

Agenda # 1 Site Visit Angela McCanna (Vice Chair), Bill Bridges, Sue Howard, and Kelly Gardner (ZA).

Attendees/Applicants: Bouaketh John Sayarath, Andrew and Joanne Cook, Nicky Corrao, Ben Bradley, Alexander Cook, Sam Eaton, David Goodrich (Selectboard DRB Liaison).

For Agenda #1 Angela McCanna (Vice Chair), Bill Bridges, Sue Howard, and Kelly Gardner (ZA).

Attendees/Applicants: Bouaketh John Sayarath, Joanne Cook, Nicky Corrao, Martie Betts (Zoom), David Goodrich (Selectboard DRB Liaison).

For Agenda #1

- 1. Warned Hearing on Application (ZP 24-41) consider by Bouaketh John Sayarath for a conditional use located at 3954 Route 113, Thetford Center, VT. This is for the village store. This property is in the village residential district.**

6:30 Pm Public Site Visit at the property of 3954 Route 113, Thetford Center, Vermont.

7:17 PM:

Ms. McCanna invites Mr. Sayarath to the table and asks everyone to sign in for the hearing. Ms. McCanna notes that Mr. Taylor and Mr. Pacht are not able to attend tonight.

The hearing is called to order by Ms. McCanna at 7:17pm. This is a warned hearing for a conditional use considered by Bouaketh John Sayarath for a small convenience store and an electrical charging station on the following property: Location is 3954 Route 113, Parcel Id Number 0V113C.21. Tax map number 06-02-76. This is a village residential area.

Ms. McCanna invites Mr. Sayarath to discuss his proposal. Ms. McCanna notes that we did receive the site plan. Mr. Sayarath states he would like to get the store back in business as the Thetford Village Store and to turn it into a small retail store, providing essential foods, and services like a general store. Mr. Sayarath says he needs to find out what type of food the town will like. Mr. Sayarath states, "I will serve milk, bread, butter, and canned food. I want to be able to use a lot of local products in the store." He would also like to sell coffee, tea, and takeout food. He would like to sell locally made products such as art. Mr. Sayarath would like to do this for the community. He feels this store has been the heart of the community.

Ms. McCanna states, "we are here to do a conditional review to ensure Mr. Sayarath is in compliance with the standards and does not impact the neighbors." Ms. McCanna says, "we should go through the general standards." Ms. McCanna reviews the offsite impact and states, "what Mr. Sayarath describes isn't really that different than what was there before." She notes that Mr. Sayarath is not looking to add on but will be renovating and she states, "Mr. Sayarath will be using the same colors." Mr. Sayarath says he wants to make it look very nice and wants to fix the siding. Ms. McCanna asks if he is thinking about jacking up the building. Mr. Sayarath says he is going to use a builder out of Montpelier. "They will jack up the building and put cement under the building." Mr. Sayarath says he has been advised he should get the store going and then renovate it little by little. Ms. McCanna says, "I have seen buildings be raised before and you may want to consider that step as number one. Just knowing what it takes you wouldn't be able to be open during that major renovation." Ms. McCanna asks if Mr. Sayarath will be opening soon. Mr. Sayarath says he would like to fix things and then get the store open. He will need to paint and make internal renovations. He will see if it would be better to lift the building before opening. Mr. Bridges asked if Mr. Sayarath was hoping to have any place where people could sit down and have coffee and tea. Mr. Sayarath states, "legally I am not supposed to have anything like that, but I would like people to be able to sit on the porch." He explains the bathroom only accommodates four employees but might have been grandfathered on this and was told to check on it. Ms. Gardner reads the wastewater permit to the board stating that it shows four employees are stated in the permit. The discussion is made questioning if he can have a porta potty. Mr. Sayarath was thinking of using one. Ms. McCanna states he will probably want a porta-potty during construction. And she doesn't think there are any limitations on porta-potty use. She asks Ms. Gardner if she knows of any. Ms. Gardner does not in the town zoning. Mr. Sayarath says, "if I can have that, then people could hang out in the store." Mr. Sayarath would also love to have evening readings. He would like people to come and share their readings. Ms. McCanna is picturing rocking chairs on the porch.

Mr. Sayarath says in the summertime he would like to have cookouts. He would like to share his cultural cooking. He would like to have a community event by bringing people up to cook from Boston. Ms. McCanna asks about the traffic increase. Mr. Sayarath says, I have been coming here every day and every minute there are people coming to the post office.” Ms. Howard asks if the post office will stay. Ms. McCanna asks the question, “Before there was an island with gas pumps and I wonder if an island would be created or if it would be all opened. “Mr. Sayarath says there will be no island. Ms. Howard asks if the parking would be on the septic, as the plan looks as such. Mr. Sayarath says they will not be parking on the septic. Ms. McCanna asks where the tank is. Mr. Sayarath points out the septic on the plan.

Ms. McCanna asks about an electric charging station for vehicles and asks if Mr. Sayarath would be having any solar. Mr. Sayarath says eventually he would love to put up solar. He would only put the solar on the front.

Mr. Bridges says he likes the charging station. Ms. McCanna asks which level the charging station will be. There are discussions of the levels of charges.

Ms. McCanna said the yard dimensions would not increase and the existing signs would be used.

Ms. McCanna asks, “What would the business hours be?” Mr. Sayarath says, “I would like Monday through Sunday six to eight pm.” He might change the hours to go with the other store from seven-to-seven pm Monday through Saturday and then nine to five on Sunday.

Ms. McCanna asks if we need to know the construction schedule now and reads the construction should be reviewed by the DRB from the zoning bylaws. Ms. McCanna says Mr. Sayarath is planning to do the construction in phases. Mr. Sayarath says yes. Ms. McCanna says, “phase one is cleaning up.” Mr. Sayarath, “says after cleaning, his target opening is in August.”

The discussion is that there is a demand for ready-made foods and baked goods.

Mr. Sayarath states he will use the existing lighting, changing the front door to motion light. Ms. McCanna says, “we do have a dark sky compliance where the light cannot shine on to the neighbors.” Mr. Sayarath says, “when the store is open, I will have a light that shines up to the sign of the store. That light is already existing.”

Mr. Bridges asks, “are we dealing with a residential area also tonight?” Ms. McCanna says, “Mr. Sayarath was adding a room upstairs, so he is not changing.” Ms. Howard says, “if it becomes more than that then Mr. Sayarath will have to come back.” Ms. McCanna confirms he will share the existing restroom and will not put a kitchen in. Mr. Sayarath says he will have a bed and a desk.

Ms. McCanna notes there will not be pollution of ground or surface waters and wants to know if the prior gas station was investigated. Mr. Sayarath says yes this was checked and everything is ok. "The soil has been checked by the state."

Ms. Betts (the abutter) voices, "I have met Mr. Sayarath and couldn't be happier with the new neighbor and anything he would like to do I am all for it." Mr. Bridges says a lot of people are excited about the possibilities.

Ms. McCanna would like to entertain a motion to approve. The conditions would be the hours, the dark sky compliance, if the upstairs became a full apartment, then Mr. Sayarath would need to come back. "We talked about the shed would be cleaned and used for parking vehicles." Mr. Sayarath says, "yes, and I would like to keep a section for the cemetery and the church. The tree in the back will need to be addressed."

Ms. McCanna reminds Mr. Sayarath the right of way access to the cemetery will be clear. The post-office would be Mr. Sayarath tenant so any issues with the neighbors Mr. Sayarath will address.

Ms. McCanna asks how many employees. Mr. Sayarath says he would like four but one person at a time.

Ms. McCanna says, "if you start changing roof lines or anything that is not there, please contact the Zoning Administrator." Ms. Gardner states, "additions need a permit. Items that just need to be fixed do not. Mr. Sayarath says he will create a separate entrance for the bedroom.

Mr. Bridges makes the motion, "that with the conditions that are previously stated that the conditional use is approved."

Motion to approve:

All in favor 3/0

Administrative

Minutes from prior hearing are reviewed and signed.

Discussion of the new town program of source point will be used and shared with the board. Ms. Gardner reminds everyone that spelling can be changed and briefly reviews the open meeting laws.

Discussion of upcoming hearings are reviewed and who as board members will be able to attend.

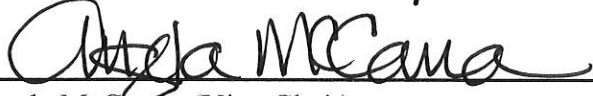
Discussion of adding alternative Development Review Board members is discussed and a process of advertisement for them is given by the board.

Adjourn- 8:07 pm

Please note: Hearings will be called in the order they appear above. If more than one hearing is scheduled and the applicant does not appear, the next applicant should be prepared to begin their hearing.

Respectfully submitted,
Kelly Gardner, Zoning Administrator

Approved on the 23 day of July, 2024.



Angela McCanna (Vice Chair)