

TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD

MEETING MINUTES
October 8, 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:

Tim Taylor (Chair), Angela McCanna (Vice Chair), Orin Pacht, Sue Howard, and Kelly Gardner (ZA).

Attendees/Applicants- Jesse Engle, Heidi Hellmath, Zachary Martin, Brittany George (David Goodrich, Selectboard DRB Liaison).

1) Preliminary meeting on property located at 0619 Old John Road considered by Zachary Martin and Brittany George for a subdivision on 619 Quail John Road, Thetford, VT. This property is in the Rural Residential district.

Mr. Taylor opened the preliminary meeting with introductions of the board.

Ms. George shows the proposed survey where the subdivision would be separating the 2.5-acre lot and the 9.5 acres. Ms. George shows where the proposed driveway will be and it will be off Stevens Road. Behind the home would be the septic. Ms. George states that she has a meeting November 6th for the soil sample.

Ms. Howard asks if the parents' house has septic. Mr. Martin shows where the septic is on the preliminary survey.

Ms. McCanna states she was a little confused when she first read the survey because it said approximate house. Ms. George shows where the house and septic will be. Ms. Howard states although she has not driven by the map looks like there would be no issues for a driveway. Mr. Martin and Ms. George state they have met with Dale Lewis, the road commissioner, and need to have him sign off on that still.

Mr. Taylor notes, "there is a tiny piece on the lower left corner that is in the 100-year flood plains". Ms. George met with Julie Follensbee, the wetlands ecologist, and confirmed that everything was ok and signed off on it. It is more than 50 feet away from where the proposed lot is. Ms. George will forward her email.

Mr. Taylor says, "you basically need to get your surveyor to figure out where your septic is going to go and your well is going to go and get those marked on the survey, and I don't think you need to do anything else except get on the agenda". Ms. George will email additional information.

They would like to start the project in the spring. "Hopefully things will come together by the end of the year," states Ms. George.

Ms. Gardner states the closest we can get them on the agenda is the 12th of November. Ms. George says, “will have the soil sample, hopefully be able to meet with the road commissioner and Green Mountain power before that date.”

Ms. Gardner confirms the date of November 12th with the board and explains to Ms. George and Mr. Martin she will send the application and send all of the abutters a certified notice of hearing. Ms. Gardner also states she will send her a application for the driveway and the road commissioner will come out when completed.

2) Preliminary meeting on property located at 5551 Route 5 considered by Jesse Engle and Heidi Hellmath for a Automotive Restoration Business and a Health facility at 5551 Route 5, Thetford, VT. This property is in the Rural Residential district.

Mr. Taylor introduces the board to Mr. Engle, and Ms. Hellmat.

Mr. Taylor says, “I have reviewed all your material and have a couple of questions. I would like to know what the old permit is but what interests me before we get going is what you intend to do with the permit with the automotive. What I read is that you intend to keep something going but it is not open to the public.”

Mr. Engle says, “I do classic restoration to pickups and cars so I will not be open to the public like a serviced station. It is private.”

Mr. Taylor says, “This is still a change of use. We are adding what Ms. Hellmat would like to do with a tiny bit of retail. Ms. Hellmat says, “yes, there will be some tincture sales. It would not be a retail store that is open. Right now, I am open by appointment. I do sell things and once in a while I make seasonal things and people come in and buy it.”

Mr. Pacht asks, “It would be for special events and the customers also can come in and buy them?”

Ms Hellmat states , “yes and the office is soundproof. Downstairs would be a reception area where things would be sold and upstairs, I can treat my clients. “

Ms. Gardner states, “the previous conditional use was for Simple Automotive to operate a maintenance garage while maintaining a office for Simple Energy and the decision included hours of operation, parking spaces, light fixtures to show compliant, and a project review sheet. This was approved in September of 2016. Don Longwell signed this.

Mr. Taylor says,” when we do this, I think we should be thinking about what it is that you want as it has not been in operation for a long time, and we are starting from scratch. We will be having another use, and we should be thinking about what it is that you want to do. We must have a conditional use for what you want. We should think about both businesses at the same time.”

Mr. Pacht says, “this does not disadvantage you in any way. It will not cost more or restrict you in any way.” Mr. Taylor says, “neighbors need to have a clear idea of what is going to be happening there.”

Mr. Taylor says, “you are in a 100-year flood plain, do you have any plans to change the building in any way?” Mr. Engle states he does not. Mr. Taylor says, “you just cannot increase anything without having a conditional use. We will need to state there is nothing they are doing to the building.”

Ms. Gardner asks, “two different applications?” Mr. Taylor says, “I think it can be the same. A conditional use to permit for two things that are going to occur, we should think about the things at the same time. We don't need to do the flood plain but because it's in it, but we must notice that.”

Mr. Taylor states, Hours of operation, parking, to what degree you will have your automobiles outside?” Mr. Pacht, “states earlier there were 16 vehicles and somewhere outside and you should be thinking about what your needs might be.”

Mr. Taylor says, “In theory we consider the issues about hazard waste with your oils, how do you plan to dispose of them? What you want to do seems pretty simple and straight forward.” Mr. Engle states, “We are going to fix things for clients and for personal use.”

Mr. Pacht confirms that the board needs the hours of operation and outdoor lighting. Ms. Howard asks if there is any medical waste with what they are doing. Ms. Hellmat states, "it is minimal, I have little boxes that get sent away. There is no day to day." Mr. Taylor says, "medical waste disposal should be mentioned in the minutes."

Mr. Pacht states a location that he heard takes oil. Mr. Engle says, "I don't really do oil changes."

Two treatment rooms are discussed for acupuncture. Mr. Pacht states, "as long as we put the limits on the hours, we are ok." Ms. Hellmat would like to open the doors once in a while for the public for retail. Mr. Pacht states, "also if you ever think you will have someone working for you, you will need to put that in the application."

"Uncharacterized health faculty is what it will be defined as," states Mr. Taylor.

Ms. Gardner asks when they would like to be on the agenda for a hearing. Confirmation of November 12th is made.

Ms. Hallmat states she would like to do a soft opening in the springtime.

Administrative:

Public Comment:

Discussion with Mr. David Goodrich (Selectboard Liaison) of the airport.

Ms. Gardner discusses a resident would like to subdivide their 3.31-acre parcel and would like to help their children with a location for a tiny home. They would like to subdivide. The confirmation is made that rural residential areas need to be 80,000 feet, and there is no variance in this.

Adjourn-8:00pm

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 ____ day of ____, 2024.

Tim Taylor, Chair