

**Development Review Board Minutes
Town Office New Haven, Vermont
March 21, 2016**

Members & Alternate Present: Tim Bouton, Kathy Barrett, Donald Johnston, Susan Smiley, Mike Sweeney, Tom Fyles-Alternate

Members Absent: Steve Dupoise, Victor Bolduc-Alternate

Staff: Dave Wetmore, Zoning Administrator; Karen Gallott-Minute Taker

Guests: Ryan Miller, Nicole Burke, Gail Regan, Bob Regan

Tim Bouton, Chair, called the Development Review Board (DRB) meeting to order at 7:00 PM. Fyles will be a voting member this evening.

Visitors Business – none

Public Hearing

a) 2016DRB-02-HB (Home Business) by Nicole Burke and Ryan Miller

Burke and Miller have Golden Well Farm & Apiaries a vegetable farm and small apiary, located at 1089 River Road (Nash Farm). They would like to expand the business with Agritourism and Agricultural Educational events and programs. Many things they would like to do are:

Agritourism:

- Bed and Breakfast – in 4 rooms of the main house – up to 400 room nights; guest parking up to 6 cars, would be “B1” location on the map
- Farm to Table – up to 8 events per year, sourced primarily from their own farm produce. This would be a seated event. Would be located outdoors (weather permitting) in the south lawn; in inclement weather in the pole barn (#5 on map)
- Small Farm to Table Sunday brunches – for 20 weeks, hosting up to 20 people; thinking of having it catered and brought in. Located outdoors (weather permitting) in the south lawn; in inclement weather in the pole barn (#5 on map). This item has been put on the “back burner” and Burke and Miller and thinking more in line of dinner themes
- Pizza Oven

Agricultural Education:

- Events - up to 8 per year for 10 to 150 people; events would be recreational based; events would be held in the pole barn (#5 on map), on the south lawn or out on one of the farm fields (#2 on map), or up on the rise
 - Weddings would be located on the south lawn (not sure if this is #2 on the map); tents would be on site no more than 3 days (for set up, day of event, and take down)
- Workshops – up to 8 per year for up to 70 people; workshops would be educational based
- Farm based day camps – 2 or 3 – week long camps per year; up to 12 attendees. These camps would be located all over the farm property. There would be river walks, herbal walks, etc.

Wellness & Community Events:

- Yoga & Mediation – five classes per week for up to 14 people; classes at first would be held in the house; with a possibility of moving out to a Yurt in the future
- Workshops - include cooking classes, classes on herbalism, basket making, etc., would be held once a month or every other month hosting up to 40 people

Agriculture:

- Increase current U-pick berry production and growing fields on the farm

General Discussion:

- Burke and Miller would like outdoor events to have a festival atmosphere
- Parking for the events and workshops was marked on the map. The proposed area is approximately 1 to 1 ½ acres in size
- Burke and Miller have spoken with Rick Oberkirk about the wastewater permits and Spencer Harris regarding the septic. As of this date Spencer Harris could not find the current septic design
- All buildings currently exist on site –no new construction is planned
- Pole Barn (#5 on the map) is approximately 60 x 120 feet
- Applicant's would like to hold their first event in May 28 and 29, 2016 for up to 5 people

Open for Public Comment

Bob and Gail Regan's residence is surrounded on 3 sides by the Burke/Miller property; the fourth side abuts River Road. Regan's expressed their concerns relating to:

- Multiple events; especially if multiple events are in one week, this would create a tremendous amount of vehicle traffic
- Screening is non-existent on the south side that borders the applicant's area #2 on the map. On the north side the current trees are not sufficient to provide screening
- New to the Regan's tonight is the proposed footpath. Regan's expressed concern with the foot path and foot traffic that will run directly behind their house/property
- Safety and security issues with people walking and traffic on the road
- Regan's understood when they purchased their property that the surrounding lands were in Land Trust and could only be used for agriculture purposes
- The proposed use of the area, changes the Regan's definition of residential use
- Regan's expressed a concern of lack of communications up to this point with the applicants. Regan's are concerned if they would be informed by the applicants when events are scheduled
- Liability insurance; who is responsible if someone is injured on the Regan's property

Public Comment closed

DRB Chair read Section 504 (b) –Home Business Regulations; and read the definition of Farming outlined in the Zoning Bylaws.

DRB needs to address the flood hazard issue for this site.

A DRB member identified five different businesses (farm, farm stand, B&B, yoga school, and event center) that the applicants are proposing. It was suggested that the DRB should look at each of these items individually.

DRB would like the applicants to specifically address the following:

- Traffic flow ingress and egress on and off the highway and on the farm; especially with the largest event (approx. 150 people) held
- Curb cut discussion with future approval from the Town
- Address foot traffic
- Lighting installation plans
- Proposed screening
- Parking area(s) be that would satisfy the neighbors' concerns
- Parking for employees and workers
- Provide a definition of "what is an event"
- Prioritize the list of events, workshops, etc.
- Provide a map showing a larger view of entire site
- Provide dimensions of the pole barn
- Check with the Land Trust with proposed activities
- Better define the outdoor spaces

Barrett made the motion to recess this application to the April 4, 2016, DRB meeting

Smiley seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carried

DRB Business

1. Sketch Plan Reviews – none

2. Review Minutes

a) Minutes of February 1, 2016

Barrett made the motion to accept the minutes of February 1, 2016 as presented

Smiley seconded

Discussion: none

Vote: Yes – 5 (Barrett, Bouton, Fyles, Johnston, Smiley)

No – 0

Abstention – 1 (Sweeney)

Motion carried

At this time Chair Bouton turned the meeting over to Vice Chair Barrett.

b) Minutes of March 7, 2016

Sweeney made the motion to accept the minutes of March 3, 2016 as presented

Fyles seconded

Discussion: none

Vote: Yes – 4 (Barrett, Fyles, Smiley, Sweeney)

No – 0

Abstention – 2 (Bouton, Johnston)

Motion carried

3. Review and Sign Decisions

a) Phoenix Feeds – 2016DRB-01-NC (non-conforming)

Sweeney made the motion to approved the Findings and Decision for application 2016DRB-01-NC Phoenix Feeds & Nutrition as presented

Fyles seconded

Discussion – the non-conforming use, is this consistent with the objectives of the town plan? Since this is not changing the use, it is consistent with what the DRB allowed on the property

Vote: Yes – 4 (Barrett, Fyles, Smiley, Sweeney)

No – 0

Abstention – 2 (Bouton, Johnston)

Motion carried

Vice Chair Barrett turned the meeting back over to Chair Bouton

4. Review for Compliance and Sign Final Plats – none

5. Correspondence – none

6. Old Business

- o Those DRB members whose terms are expiring in 2016 need to confirm by email to the Town Clerk, they are willing to continue.
- o DRB is seeking a replacement for Marie Gordon’s position.

7. New Business

Former DRB member Donna Blaise recently passed away.

Barrett made the motion to adjourn

Fyles seconded

Discussion – none

Vote: Yes – 6 (Barrett, Bouton, Fyles, Johnston, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carried

The meeting was adjourned at 9:25 PM

Respectfully Submitted By
Karen Gallott



Tim Bouton, Chair



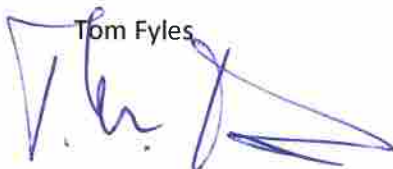
Kathy Barrett, Vice-Chair



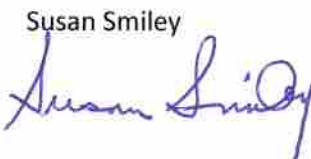
Donald Johnston, Clerk



Mike Sweeney



Tom Fyles



Susan Smiley