

**Development Review Board Minutes
Town Office New Haven, Vermont
March 18, 2019**

ORIGINAL

Members Present: Kathy Barrett, Tim Bouton, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy, Susan Smiley

Staff: Karen Gallott-Minute Taker

Guests: Bob Beach, Rita Booska, Lonie Parker-Porky's, Alex Layn, Fred Kenney-Addison County Economic Development, Alessandra Rellini-Agricola Farm, Stefano Pinna-Agricola Farm, Paul Bolduc, John Sequin, Donna Sequin

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM.

Adjustments to the Agenda - none

Visitors Business – none

Public Hearing

a) *DRB2019-CU-01 Addison County Development Corp located 16 Campground Rd – Conditional Use.*

Fred Kenney, Executive Director, Addison County Economic Development (ACED) spoke on behalf of Alessandra Rellini and Stefano Pinna from Agricola Farm. A letter from Mark Smith current owner of property at 16 Campground Rd, indicates that Fred has permission to act on Mark's behalf.

The proposal is for ACED to purchase the property from Mark Smith and lease with a purchase agreement to Agricola Meats. Agricola Meat is the primary tenant and other tenants would be sub-leases under Agricola Meats. Agricola Meats is a meat processing facility, processing pork into cured meat products, targeting wholesale markets. There would be no slaughtering of animals on site. Animals would be slaughtered off site and carcasses delivered to the New Haven facility.

A "custom cut" service is currently using the site to service small farms, homesteads, processing beef, pork, and lamb. They would continue their operation at different hours than Agricola Meats. To accommodate the "custom cut" service as well as other producers that would require similar facilities, the main processing room would be divided.

Processing Plant hours 7 days a week:

6 AM to 6 PM – Actual processing time Agricola Meats with a USDA inspector present would be 8:00 AM to 4:30 PM – the other hours are for prepping and cleanup.

6 PM to Midnight-custom cut"- won't always be midnight except for holiday busy times and is not expected to be 7 days a week.

Agricola Meats are working on finding partners that would be interested in using the log cabin as retail space for the sale of local Addison County agricultural related products. Some thoughts of types of retail are: farmer's cooperative, food market, or a food hub, ice cream, bakery.

There are thoughts to put in outside seating on the existing patio

Retail hours would be 7 AM to 7 PM, 7 days a week.

Signage:

They would continue with the signage plan that the current owner had permission to install, but never did: directional sign, handicap sign in front of the log cabin, and a pole mounted business sign.

The current outside lighting is enough for the meat facility but would like to include one light over the log cabin front door. The DRB asked about additional lighting for the parking area and on the patio.

DRB asked about the salt water in the septic system. Alessandra indicated most of the salt used for curing meat is absorbed by the meat and very little salt would end up in the septic.

The DRB asked that ACED come back with a new site plan that shows everything that they are proposing for this site (i.e. landscaping, outside lighting, outside seating, etc.)

Smiley made the motion to continue the hearing for DRB2019-CU-01 to April 1, 2019.

Fyles seconded

Discussion – none

Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

b) DRB2019-SP-02 Lonie Parker, dba Porky's at 7404 Ethan Allen Highway.

Parker came before the DRB to request 4 new changes to his existing site plan.

- Install an 80 x 40 covered pavilion with enclosed south & north sides. The area will be contained by a split rail fence
- Install a roof over the existing 10 ft back deck and add to the existing deck to create a walkway
- 30 x 30 addition to the north end of the building to expand bar and takeout area
- Extend hours of operation

Pavilion

Because of the existing wind on site, a 60 x 40 tent would not be reasonable. Would like to install an 80 x 40 pole type structure with roof and enclosed south and north end. The peak of the structure would be 20 feet. The east and west side would be covered with a roll up type of screening. Flooring is currently undetermined. Port-a-lets would be installed for events. The string lighting that is proposed is NOT Christmas Tree lighting but 40-watt bulbs on a continuous cord.

DRB asked if there were any plans to enclose the east and west side permanently. Parker indicated no plans to enclose the entire pavilion.

Back Deck

Would like to put a roof over the existing 10-foot deck to keep roof water runoff from flowing into the basement. In addition to the roof, the sides of the deck would also be screened in, making an enclosed porch. To this porch, Parker is proposing to build an additional 10 ft wide deck and 80 feet in length. As the ground level rises toward the north, this additional deck would act like a ramp to facilitate people walking from the main building down to the pavilion. This deck would not be visible from the road.

30 x 30 addition, north end of building

Currently the grill closes at 8:30 PM. To encourage people to stay longer, Parker would like to build a 30 x 30 addition to the north, expanding the bar area to accommodate a pool table and dart board. This area is also where people come to pickup their take out. Additional outside lighting would be installed on the north end. This addition would go with the expansion of hours.

Extend hours of operation

Would like to extend hours of operation on Thursday, Friday and Saturday nights until 1:00 AM. This would be for the bar, not the restaurant. The purpose of the extended hours is to encourage extra revenue, as the bar has gotten busier.

DRB mentioned that this addition would eliminate 4 parking spaces.

Open for Public Comment:

Bob Beach, abutting neighbor to the north. Wants to be a good neighbor. Bob looked at the zoning bylaws before he came tonight.

- Felt that the application is not complete at this stage, certain measurements and some of the plan is being verbalized not documented
- Zoning Bylaws state #1 harmonious relationship of proposed usage with the neighbors, this is the biggest concern.

Other concerns are the parking, noise and lighting.

- Noise decibels in the zoning regulations are listed at 70 decibels, this is very challenging to police, sound carries.
- Which way the band sets up, no sides on the pavilion, sound carries
- Has a berm area been identified to buffer noise for event parking
- Landscaping plans
- Does the proposed changes impact parking and landscaping on the Route 7 side of the building
- Paths that run out to the parking areas
- Lack of lighting concerns and glare as it relates to the pavilion
 - Bands require more lighting than 40W string lights and require more amps for their equipment
 - From experience Brides usually require more lighting
- Pathways are not currently addressed

Rita Booska, abutter to the west.

- Read a signed petition addressing the six proposed changes
 - Increasing events to 16 events/month from 8 event, April 1st to November 1st
 - Increase traffic and lights
 - Increase of hours to 1:00 AM, Thursday through Saturday
 - A bar was never mentioned in the original public hearing
- Noise from bands and event attendees is a very large concern
- Doesn't feel the outside lighting is not up to code and shines in her house
- Currently they should close at 10 PM and there have been times they have been open much later
- The advertisement (beer signage) lights are too bright

Paul Bolduc

- Concerned with the placement of the pavilion and the impact on his property
- Concerned with the noise level

Public Comment Closed

The DRB indicated the nature of the business is changing dramatically.

- Discussion regarding the 16 events/month. Parker indicated to change that to 8 event/month

Existing outside light should be brought up to code as per Section 820

DRB needs more and better information on a site plan

DRB would like more specifics on events, dates, and times

Bouton made the motion to continue the hearing for DRB2019-SP-02 to April 1, 2019.

Fyles seconded

Discussion – none

Vote: Yes – 7 (Barrett, Bouton, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

Sketch Plan

a) possible sketch plan for Sequin

The Sequin's would like to subdivide their 155 acres into one 2-acre lot with the existing house and the second lot would be the remaining acreage that they would like to build on.

DRB advised the Sequin's to provide a sketch plan of their proposed subdivision to the property and the sketch plan should also include boundary lines.

DRB Business

1.. Minutes January 21, 2019

Bouton made the motion to accept the DRB January 21, 2019 minutes as presented.

Roy seconded

Discussion – none

Vote Yes - 7(Barrett, Bouton, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries.

2. Review and Sign Decisions – none

3. Review Decision Compliance and/or Sign Final Plats – none

4. Correspondence – none

5. Old Business – none

6. New Business:

a) Begin discussion of proposed Zoning District wording changes – email sent on March 20th

proposal that the Town's Attorney drew up. Barrett will bring copies to the next DRB meeting for discussion.

Steve Dupoise – SelectBoard Chair would like to setup a joint meeting with the Planning Commission, Development Review Board and SelectBoard in April.

SelectBoard appointments to the DRB will be made soon. Roy and Charbonneau expressed willingness to continue, Bouton will step down.

DRB brained stormed about potential new and alternate members

Discussion on Zoning Administrator replacement.

Fyles made the motion to adjourn

Charbonneau seconded

Discussion – none

Vote Yes - 7(Barrett, Bouton, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

The meeting was adjourned at 8:50 PM

Respectfully Submitted By

Karen Gallott



Kathy Barrett, Chair

Tom Fyles, Vice Chair



Donald Johnston, Clerk



Timothy Bouton


Carol Charbonneau
Charlie Roy
Susan Smiley