

October 4, 2016

DRB Members Present: Rich Curtis (Chair), Andrew Greenwald, Steve Kappel, Norman Hill, Mark Lane, Jeff Cueto
DRB Members Absent: Carol Welch, Kim Watson, Ken Santor

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Randy Demers, Ashley Demers

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #16-038, submitted by Ashley Demers

The Chair opened the hearing at 7:01pm by reading the warning: "Conditional use review of Application #16-038, submitted by Ashley Demers, to add a spa business use to the R & J East Montpelier LLC mixed use property located at 1528 US Rte. 2. The proposed day spa will be housed in the existing structure along with Demers Auto, a motor vehicle sales and service operation. The property is located in Zone B – Industrial, where a §4.11 mixed use requires conditional use review, and the Special Flood Hazard Area." The applicants were sworn in at 7:02pm. Ms. Demers would like to operate a day spa for no more than 5-10 hours per week, mostly after 5pm and on weekends. A wall will be added to the lobby area, as well as a separate entrance. The hours they are asking for is Monday through Friday 8am-5pm and Saturday 8am to noon for flexibility. There is no plan for a sign, but the ZA can approve one when necessary. There are no plans to expand with more employees. There will be plenty of parking; there should be no more than 2 cars at a time. The state has asked the applicants to pave 20 more feet of the driveway. No additional exterior lighting is planned. After discussion with the DRB, Ms. Demers revised her application to request operating hours of 8am-8pm on weekdays.

Conditional Use Review – Sec 5.5

- 1) Facilities – no impact
- 2) Character – no impact
- 3) Traffic – no impact at this scale; state requires paving
- 4) Bylaws – no impact
- 5) Renewable – no adverse impact

Sec 5.5 (E) – Supplemental Standards don't apply

Site Plan Review – Sec 5.4

Only the interior is being changed and the parking layout was provided.

Motion: I move to approve Application #16-038, which is an amendment to Application #10-025, as presented with the following conditions:

- 1) **Applicant must come back to the DRB if more than 1 employee or more than 20 hours, and**
- 2) **Hours of operation of day spa are different than those of the shop, M-F 8am-8pm and Sat 8am-noon, and**
- 3) **All continuing conditions from Application #10-025 remain in effect.** Made: Mr. Curtis, second: Mr. Hill

Vote on Motion: Passed 6-0

Conditional Use Review of Application #16-047, submitted by Doug and Barbara Bragg

The Chair recused himself and asked Mr. Cueto to take over the meeting. Mr. Cueto opened the review at 7:43pm by reading the warning: "Conditional use review of Application #16-047, submitted by Doug and Barbara Bragg, to install a 16' x 12' storage shed at the Bragg Farm Sugarhouse and Gift Shop, located at 1005 VT Rte. 14N. The Braggs are requesting an amendment to Conditional Use Permit #91-029 (previously amended by Zoning Permits 94-097, 02-056, 06-110, and 13-040) which governs the commercial use of the property. The parcel is located in Zone D – Rural Residential/Agricultural, where neighborhood businesses require conditional use review." The ZA was sworn in by the Chair at 7:44pm. The ZA presented the application. The shed will be located behind the shop on the wrap-around driveway, which the ZA felt is a good spot for it. The change in the side setback is too great for the ZA to do an administrative amendment.

Conditional Use Review – Sec 5.5 (C)

- 1) Facilities – no impact
- 2) Character – no impact, matches the existing barn
- 3) Traffic – no impact
- 4) Bylaws – no impact
- 5) Renewable – no adverse impact

Sec 5.5 (E) – Supplemental Standards don't apply
Sec 5.4 – Site Plan Review doesn't apply

Motion – I approve the proposed shed in Application #16-047 as an amendment to Conditional Use Permit #91-029.

Made: Mr. Cueto, second: Mr. Greenwald

Vote on Motion: Passed 5-0-1; Curtis abstained

DRB Election of Officers

Motion: I move to nominate Rich Curtis for Chairman, and Mr. Kappel as Vice Chairman. Made: Mr. Lane, second: Mr. Greenwald

Vote on Motion: Passed 6-0

Review of Minutes

August 2, 2016

Motion: I move to approve as amended. Made: Me. Curtis, second: Mr. Lane

Vote on Motion: Passed 6-0

Other Business

ZA Report

16 new permits since last meeting; 51 permits in 2016

Next meeting would be November 1, though no applications yet.

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Cueto. Passed 6-0. Meeting adjourned at 8:15p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary