

Minutes of the East Montpelier Development Review Board

APPROVED 1/7/14

November 5, 2013

DRB Members Present: Carol Welch (Vice Chair), Betsy Catlin, Mark Lane, Jeff Cueto, Kim Watson, Steve Kappel, Ken Santor

DRB Members Absent: Rich Curtis, Gray Ricker,

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Doug Bragg, Barbara Bragg

Call to Order: 7:03pm

Public Comment: None

Additions to Agenda: None

Conditional Use Review of Application #13-040, submitted by Doug & Barbara Bragg

The Vice Chair opened the review at 7:04pm by reading the warning: "Conditional use review of Application #13-040, submitted by Doug & Barbara Bragg, to construct a 584 square foot addition to the main building, including 516 square feet for retail space, and 490 square feet of covered deck at the Bragg Farm Sugarshack & 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) 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 applicants were sworn in at 7:05pm. The addition will be to the south side of the main building and meets all setbacks. The addition will be 480 sq ft of retail space with an additional bathroom and a place to sit and eat. A basement will be included with a stairway next to the bathroom. The applicants changed the plan to include the square off of the building for the stairway. The roof will be set in front of the existing roof and will look the same.

Section 5.4 – Conditional Use Review

(C) General Standards

(1) Facilities – no impact

(2) Character – no change

(3) Traffic – no impact

(4) Bylaws in existence – conforms to bylaws

(5) Renewable energy – no impact

(E) Supplemental Standards

No new signage, no increase in septic system (was built large enough initially), no planned landscaping

Motion: I move to grant the amendment to conditional use permit #13-040 as proposed. Made: Mr. Cueto, second: Mr. Kappel

Vote on Motion: Passed 7-0

Review of Minutes

October 15, 2013

Motion: I move to approve the minutes as presented. Made: Mr. Kappel: second: Mr. Cueto

Vote on Motion: Passed 7-0

Other Business

ZA Report

- Jeff Green is tidying up his property, no construction happening on Old Trail Road
- Mike Liff – front yard is cleaned up, back yard is somewhat cleaner
- Solar panel project at Fairmont Farm was approved
- Solar panel project at Morse Farm has been installed
- 2 new permits since last meeting

Motion to adjourn. Made by Mr. Kappel; seconded by Mr. Lane. Passed 7-0. Meeting adjourned at 7:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary