

Chelsea, Vermont, Development Review Board
Meeting Minutes of March 26, 2014

Members Present: Anne Carroll (Chair), Blaine Conner (Vice Chair), Debra Melvin, Arthur Goodrich, Lawrence Allen, Richard Allen, Cynthia Masterman

Members Absent: none

Others Present: Jimmy Gorbey, Joanne Gorbey, Carol Olsen, Preston Bristow (AO and Clerk)

Chair Anne Carroll opened the meeting at 6:35 pm.

The **public hearing on application by Jimmy and Joanne Gorbey (#ZP14-02)** for a waiver or variance to construct a garage-shop within the required front setback at 17 Vershire Center Road (Parcel #061-007) was opened at 6:40 pm with a reading of the Public Hearing Notice as posted and published. DRB members disclosed no ex parte conversations or conflicts of interest. Carol Olsen declined status as an interested person. Jimmy and Joanne Gorbey were sworn in.

Jimmy Gorbey described his application as a 22 by 32 foot garage with shop that would be built on a shelf of mowed lawn that is below Vershire Road but above Jenkins Brook. The Gorbey's own a long narrow parcel sandwiched between the road and brook where it is impossible to construct a structure and meet the minimum required setbacks of 65 feet from the road and 35 feet from the brook. The Gorbey's request that the front setback be reduced from 65 feet to 36 feet from the centerline of Vershire Center Road.

Scaling off a photocopy from a January 1973 survey the distance between the road centerline and the brook was estimated to be 100 feet, which would not leave room for the garage if setbacks were met. It was also determined from the survey that Carol Olsen's dwelling, an old schoolhouse, would be more than 500 feet from the requested garage-shop.

A motion to conduct a site visit was considered and ultimately decided against.

The hearing was closed at 7:10 pm. All guests left the room.

Findings and Decisions:

Application #ZP14-02 (Jimmy and Joanne Gorbey) – Following deliberation, the DRB finds the application meets the requirements for a Waiver under section 5.8.1 in that it conforms to the existing development patterns of the district and the waiver will not result in a greater than 50% decrease in the front setback. The DRB unanimously approved (with Debra Melvin abstaining) the construction of a 22 foot by 32 foot garage-shop that is no closer than 36 feet from the centerline of Vershire Center Road and no closer than 35 feet from the upper edge of the bank of Jenkins Brook.

Respectfully submitted,
Preston Bristow, Administrative Officer and Clerk