

**Chelsea, Vermont, Development Review Board**  
**Draft Hearing Minutes February 20, 2019**

**Members Present:** Anne Carroll, (Chair), Debra Melvin (Vice Chair), Wendy Forbes (Alternate)

**Members Absent:** Jonathan Vermette, Larry Allen

**Others Present:** Frank Keene, Terry Carty, Ernest Kennedy, Timothy McCormick (AO, Clerk)

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**Public Hearing on an application by Frank Keene (#ZP19-01, Parcel #044-003.000)**

For a Conditional Use according to Chelsea Flood Hazard Bylaw and the Chelsea Zoning Bylaw to add a 14' x 20' storage addition to an existing building within a mapped floodplain. Anne Carroll opened the meeting at 6:05 pm. and the Notice was read as posted and published.

No conflicts of interest or ex officio conversations were disclosed. There were no interested parties present other than the applicant, Frank Keene. Terry Carty and Ernest Kennedy were present in support of the applicant, but did not wish to be listed as interested parties. All parties were sworn in.

Anne asked Frank to describe his project. Frank mentioned that he has a lot of snow-blowing equipment and other types of equipment and that he needs a place for storage. He said that he looked at several types of buildings and they were "flimsy" and not well constructed. He would like to construct the addition himself. His application is for a shed that will be 14 feet wide by 20 feet long. Frank stated that if it was possible, he would like to actually make the building 16 feet wide instead of 14 feet. He said it would be easier to construct as it would save him from having to cut wood off of premanufactured wood sizes. He mentioned that if this is a problem, he would go with the 14-foot width. Frank showed the Development Review Board (DRB) a sketch of the proposed building.

Regarding the floodplain, Frank mentioned used a level to measure his own elevations. He said that there was a 45-inch drop from the corner of the existing building (where the addition is proposed), to the top of the streambank. He also mentioned that the top of the streambank was 95 feet from the existing building.

Frank also read excerpts from a letter written by Ned Swanberg, Central Vermont Floodplain Manager to Tim McCormick regarding the project. The letter, dated January 17, 2019, states in part that even though the project is in a mapped flood plain, the proposed addition will be elevated on piers and above the base flood elevation(BFE). Ned states in his letter that: "As long as the shed is properly anchored to the piers, construction of the proposed design and elevation of the shed should meet the requirements of the Town of Chelsea Flood Hazard Area Regulations

in VII B1". Ned also summarized that: "If anchored to meet the FHAR requirements for all development (VII B I) the project should meet the concerns in the Flood Hazard Area Regulations and the Zoning setback requirements (2.8)".

The Board asked for a little clarification on the proposed addition in relation existing building. Frank introduced as evidence a sketch that he prepared which shows the new addition more clearly relative to the existing structure. Tim asked Frank where he would access the new addition. Frank said that he was thinking of using the doorway from the existing building as an access but that would mean that he would have to "step up" to the proposed structure because it will be raised on piers. So, Frank said that the access will be from the south side of the new structure and that he may have a ramp on hinges to move equipment in and out of the shed.

The Board discussed the fact that existing building will act as protection against flooding of the new addition because the addition will be attached to the downstream side of the existing building. Another positive floodplain consideration is that the ramp would be located on the downstream side of the new building addition. The hinged side of the ramp would be raised and anchored to the floor of the building and the "toe" of the ramp would be downstream and not attached to anything. That way, any potential floodwater would flow under the building and simply raise the ramp without obstructing the flow of water.

Among the final comments for the hearing: Ernest Kennedy said that he was in attendance to support the project. Tim mentioned that he spoke with Ned about this project prior to the hearing and Ned basically confirmed the information contained in his January 17<sup>th</sup> letter. Frank's final comment was that he would like the DRB decision as soon as possible. He said that even though he cannot build right away, the price of lumber goes up in the spring and he would like to take advantage of the lower prices.

Anne asked if there were any more questions or comments, and Deb made a motion to close the hearing which was seconded and approved. The hearing was closed at 6:45pm and the DRB went into deliberation.

Submitted by,  
Timothy McCormick, Administrative Officer and DRB Clerk