

Chelsea, Vermont, Development Review Board
Draft Meeting Minutes June 5, 2019

Members Present: Anne Carroll (Chair) Debra Melvin (Vice Chair), Laurence Allen, Jonathan Vermette

Others Present: Michael Gunn, Joyce McKeeman Victoria Weiss, Bill Bohnyak, Timothy McCormick (AO, Clerk)

The Public Hearing on an application by The Orange County Sheriff's Department (#ZP19-09, Parcel #113-005.000)

For a Waiver to the property line setbacks to reconstruct a damaged carport within the Village District.

Anne Carroll opened the meeting at 6:05 pm. The Hearing was opened with a reading of the Notice as posted and published. No conflicts of interest or ex officio conversations were disclosed. There were no interested parties present. Michael Gunn, Joyce McKeeman, Victoria Weiss, and Bill Bohnyak were present as applicants on behalf of the Orange County Sheriff's Department. The applicants were sworn in.

Anne asked Michael Gunn to explain the project. Michael began by showing the Development Review Board (DRB) photos of the damaged carport. The photos were submitted earlier as part of the application package. Mike explained that the carport roof was initially attached to the main garage. Heavy snowfall caused the roof to collapse. Bill added that the police vehicles now have to remain outside without shelter. This becomes a problem in the winter when the vehicles are covered with snow and an emergency arises. He said it takes about an hour to remove the snow and ice from the cars before they are ready to respond. Bill also stated that there is a trailer in that area that will be moved out of the way.

Using one of the photographs, Bill stated that they were planning to install some fence/lattice along the property line to the east. This would be a continuation of the existing fence already running along that boundary. Anne asked if there were any other questions or thoughts and Tim mentioned that when Mike filed the application, there was some discussion about the accuracy of the property line location, particularly on the side of the lot where the waiver was being requested. Tim mentioned that they could not locate surveys for either the subject lot or the neighboring lot at the Town Clerk's Office. Boundary line information used for the application was taken from tax maps and from what looked to be boundary demarcations in the field (stones at the northeastern lot corner and a swale appears to mirror the tax map line direction of the northern boundary).

Deb asked if the reconstructed building was going to be enclosed. Mike said that the sides must be enclosed, because as snow comes off of the roof, the sides will prevent the snow from coming back into the car port. There was also a question about lighting. The applicants mentioned that an outside light did come down along with the roof and they would like to replace it in the same location. Bill mentioned that there is also a fuel take located in the back portion of the newly proposed area. He stated that all utilities and equipment is up to code.

Deb asked about the roof and Mike said that it will be a metal roof (same as the existing roof) and he stated that the roof will be connected to the garage higher than where it was formerly connected. He also mentioned that the windows facing the carport from the main garage will be blocked off. Bill added that the newly proposed expansion will provide for much-needed storage space.

The meeting was recessed at 6:30 pm

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk