

Chelsea, Vermont Development Review Board
Draft Meeting Minutes October 3, 2018

The Public Hearing on an application by Erik Anderson on behalf of the Chelsea Public School for the construction of a sugarhouse for educational purposes (ZP18-22, Parcel I.D Number 046-004.000)

Members Present: Anne Carroll (Chair), Debra Melvin (Vice Chair), Larry Allen, Johanna Welch

Members Absent: Jonathan Vermette

Others Present: Alan Akerman, Susan Elder, and Timothy McCormick (AO and Clerk)

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.

At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 VSA Subsection 4465(b) to demonstrate that the criteria set forth in that statute could be met. Alan Akerman represented the Chelsea Public School to present the application in Erik Anderson's absence. Susan Elder, as Select Board Vice Chair, represented the Town of Chelsea as owners of the subject property. All interested parties were sworn in.

Anne asked the Alan to explain the application. Alan explained that he and Erik are proposing to build a sugar house on the subject property for student educational purposes. The structure will be a wooden structure set on a stone footing. All materials for the project will be donated from various sources. Alan said that the only proposed change from the original application is that the roof for the structure will be a blueish-green slate roof instead of the originally proposed dark green metal roof.

Alan explained that there are no plans for vehicular traffic, but they do plan to reserve an area for a "dumping station" for wood to burn for the boiler. The wood for the boiler will be brought to the sugar house from the Highland Avenue portion of the property. There are approximately 50 trees on the grounds that will be tapped for a "bucket" tapping operation. Anne asked if there were any plans for lighting or for signage. Alan said that there are no plans for signs unless the students decide to create an artistic sign especially for the building. When asked about utilities for the project, Alan stated that there are no plans for utilities to the building.

Tim was asked if he had any comments and he said that he had no substantive comments and added that the building is well inside of the required District setbacks. He added that the applicants approached the Select Board, and the Select Board supported the project. Susan also reiterated the Select Board's support and had a question about the fire necessary for the boiling. She asked if branches from the trees in the area would be trimmed to limit fire concerns. Alan said that the trees limbs in the area would be cleared as necessary. Susan also brought up the fact the school district ownership lines were re-drawn, but that does not affect this particular application. Deb moved to close the hearing and the hearing was closed at 6:40pm.

Findings and Decision

The DRB found that the construction of a sugar house for educational purposes can be permitted as a Conditional Use within the Village District according to Section 3.5.3.3 of the Chelsea Zoning Ordinance. The proposed project was found to meet all of the setback requirements of the Village District. The DRB voted unanimously to approve application ZP18-22.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk