

**Chelsea, Vermont, Development Review Board**  
**Draft Meeting Minutes March 4, 2020**

**Members Present:** Anne Carroll (Chair), Laurence Allen, Johanna Welch, Ed Kuban, Jr  
**Others Present:** Brian and Jane Cushman (applicants), Timothy McCormick (AO, Clerk)

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**The Public Hearing on an application by Brian and Jane Cushman for: The conversion of a schoolhouse to a single-family dwelling, building additions and a request for a waiver to the front road centerline setback (#ZP20-03, Parcel #001-007.000)**

The application is for a for the conversion of an existing schoolhouse to a single-family dwelling, some additions to existing structures on the property, and a request for a waiver to the front road setback requirement. The property is located at 19 East Randolph Road Chelsea, Vermont.

Anne Carroll opened the meeting at 6:02 pm. The hearing began with a reading of the minutes as posted and published. No conflicts of interest or ex officio conversations were disclosed. Larry was asked if he had a conflict of interest due to the fact that he was an abutter to the property. He indicated that he does not have a conflict of interest and that being an abutter would not influence his decision based on the Findings of Fact. There were no other interested parties present. Brian and Jane were sworn were sworn in.

Anne asked the applicants to explain the proposed project. With the aid of a sketch from the application package, Brian explained briefly how the schoolhouse was proposed to be renovated to a single-family residence and that they proposing a carport addition to the existing garage. They are also proposing to add a 20' x 14' addition to the back of the schoolhouse for a bedroom/laundry/bathroom area and an 8'x10' deck extending from that addition.

The Development Review Board (DRB) discussed the existing use of the building. Ed mentioned that the lister card currently lists the building as a "camp". There was some discussion about how long it's been since the structure was last used as a school. Larry mentioned the he remembered attending the school years ago.

Brian pointed out the septic system and well were approved by the state for a single-family dwelling. The permit and a portion of the plan were attached to the application. The wastewater system for the subject lot was designed by Kevin Eaton and approved in 1995. Brian stated that they moved the system slightly and was inspected by Robert Townsend in October of 2019. This was followed by a brief discussion about how the applicants were trying to get a fiber optic cable to the building.

Anne asked if the proposed addition to the garage could be located in some other location. The sketch provided shows that the proposed carport would extend 8 feet from the existing structure toward East Randolph Road. The existing garage is not parallel with East Randolph Road, and one corner the of the proposed addition is shown to be approximately 60 feet from the centerline of East Randolph Road. In the Industrial District, the required front road setback between a structure and a front road centerline is 65 feet. Brian said that there was really not enough space to practically fit the addition between garage and the existing school house. Ed wondered if the existing garage is already within the setback. According to the sketch, the existing garage is 68 feet from the front road centerline.

Johanna asked Brian to confirm that all of the other proposed additions were toward the back of the parcel and away from the front road centerline. That was confirmed. Anne asked about the current use of the garage and Brian mentioned that it was currently being used to store miscellaneous equipment.

After a brief discussion about the yield of the drilled well on the property and comments about drilled wells in neighboring areas, Larry made a motion to close the hearing. Johanna seconded the motion and the hearing was closed at 6:20. The DRB went into deliberation.

### **Organizational Meeting**

After the hearing on application ZP20-03, the DRB discussed the schedule for the near future. Tim mentioned that there are a couple new applications that will soon be filed for DRB review. We spoke about conflicts with people's schedules and it was determined that the next available target date for a hearing is April 15, 2020 and the hearing should be at 6:30pm as opposed to 6:00 pm.

The DRB meeting ended at 6:40pm.

Submitted by,  
Timothy McCormick, Administrative Officer and DRB Clerk