

Chelsea, Vermont, Development Review Board
Draft Meeting Minutes November 15, 2017

Members Present: Anne Carroll (Acting Chair), Debra Melvin, Laurence Allen, Johanna Welch, Wendy Forbes

Others Present: Thomas Haluch, Susan Elder (on behalf of the Town of Chelsea), Timothy McCormick (AO, Clerk)

The Public Hearing, continued on an application by Thomas Haluch (#ZP17-22, Parcel #002-025.001) For a waiver to the front road setback between a newly-constructed house porch addition and the center line of Corinth Road. This hearing will focus only a portion of the original application that requested for a waiver between a newly constructed porch and the center line of Corinth Road. The “wall” portion of the application must first be considered by the Select Board as the wall was constructed in the Town of Chelsea Right of Way.

The hearing was opened at 6:38pm. No conflicts of interest or ex officio conversations were disclosed for either application. Tom Haluch and Susan Elder were sworn in.

Anne began the hearing by asking Tom to explain the project. Tom said that he understood that the purpose of this hearing was to deal with the waiver request between the front porch and the center line of Corinth Road. He started to talk about issues involving the stone wall, when Anne reminded him that the Development Review Board (Board) was only going to deal with porch/road waiver request.

Tom referred to the sketch and pictures that were presented at the November 1, 2017 hearing, and explained that the new porch was completed and extended out approximately 8 feet from the existing house. He stated that the pre-existing side porch (which was replaced), also used to extend approximately 8 feet beyond the front side of the house. Susan asked about the source of the sketch. Tim explained that went he visited the property, with Tom’s permission, to take measurements and prepared a sketch for the initial hearing. Tim reviewed the sketch with Tom prior to tonight’s hearing and asked Tom to initial the drawing if he believed that it was accurate. Tom initialed the drawing.

Deb introduced a “Google” aerial photo depicting a small front porch attached to the existing house. The photo was admitted as evidence. From the photo, it appears that the small, former porch extended approximately 8 feet from the front of the existing building. The small porch is believed to have been in existence prior to the Chelsea Zoning Bylaws (Bylaw).

Anne asked if there was any further questions, and the hearing was closed at 6:55.

Findings and Decisions:

ZP 17-22 Thomas Haluch: The Board discussed the location of the pre-existing porch and examined the aerial photo. There was also discussion regarding the requirements for a variances and waivers as written in the Bylaw. According to Section 5.8.1 of the Bylaw, a waiver in the setback requirements for a development may be allowed if the following criteria are met, or do not apply to the development in question:

5.8.1.1 *The proposed development conforms to the existing development patterns of the district;*

5.8.1.2 *The proposed development will cluster development and more effectively preserve open land, forest land, or scenic vistas, or will result in permanently affordable housing units;*

and,

5.8.1.3 *The waiver will not result in a greater than 50% decrease in any dimensional requirement.*

The Board determined that the portion of this project requesting a waiver in the setback requirements between a front porch and the Corinth Road center line is in conformance with Section 5.8.1 of the Bylaw. The Board unanimously voted to approve the waiver request for the distance between the front porch and the Corinth Road center line.

Organizational Meeting:

At 7:10 The Board began a brief Organizational Meeting to elect officers. Anne Carroll was unanimously elected to serve as the Board Chair, Deb Melvin was unanimously elected to serve as the Vice Chair, and Tim McCormick was unanimously elected to serve as Administrative Clerk. The Organizational Meeting was closes at 7:25.

At 7:25, a motion was made, and the DRB unanimously voted to enter into Executive Session. No notes were taken during the Executive Session and no formal, binding decisions were made. At 8:20, the Board came out of Executive Session and the DRB Meeting was adjourned at 8:21PM.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk