

**Chelsea, Vermont, Development Review Board**  
**Draft Meeting Minutes December 19, 2018**

**Members Present:** Debra Melvin (Acting Chair), Laurence Allen, Johanna Welch, Jonathan Vermette

**Others Present:** Michael Chapin, Timothy McCormick (AO, Clerk)

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**The Public Hearing on an application by Michael Chapin (#ZP17-22, Parcel #002-023.000)**

For a Conditional Use according to Chelsea Flood Hazard Bylaw and the Chelsea Zoning Bylaw to add siding and an addition to a previously-permitted “pole barn” structure within a floodplain.

Debra Melvin opened the meeting at 6:15 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 other than the applicant. The applicant was sworn in.

Deb asked Michael Chapin to explain the project. Michael said that he would like to add siding and an addition to a “pole barn” structure that was previously approved by the Development Review Board (DRB). The structure is to be used as a basketball area for his son. Michael described the drawing that was attached to his application.

Johanna asked about the flooring. Mike said that the floor is simply compacted dirt. He would like to add some “stay mat” to the floor to firm up the area. Johanna asked about electricity, and Mike stated that there is currently an extension cord running from the house to the structure. Mike said this will be replaced with a more permanent electric line which will be at least 4 feet off of the ground.

Deb asked Tim to explain the letter entered into the record dated 12/7/18 from Ned Swanberg, the State of Vermont Central Floodplain Manager. Tim explained that Ned generally did not see a problem with the project as long as: a). the project was conditioned to meet the requirements of Section VII B 1 of the Flood Hazard Area Regulations (FHAR), and the project is no closer than 35 feet from a streambank as required by Section 2.8 of the Chelsea Zoning Ordinance.

Mr. Swanberg’s letter also mentioned Section IV D 3 of the FHAR which states that accessory buildings up to 1000 square feet can be permitted without an engineering analysis confirming no increase in flood elevations. This point triggered a discussion regarding the building dimensions. As originally approved, the building dimensions were 28’ x 36’ making the total square footage of the building 1008 square feet. The DRB wondered if an engineering analysis should have been required for the original permit since the square footage was more than 1000 square feet.

The new application is proposing an addition which will increase the building dimensions even further beyond 1000 square feet. The DRB felt that it would be necessary to have more accurate dimensions of the existing building and clarification of the proposed building dimensions.

Tim was asked to contact Ned Swanberg again for more information so that the DRB can decide whether or not to require an engineering analysis. Larry made a motion to recess the hearing until January 9, 2019 at 6:00pm.

The meeting was recessed at 6:50 pm

Submitted by,  
Timothy McCormick, Administrative Officer and DRB Clerk