

Chelsea, Vermont Development Review Board
Draft Meeting Minutes February 21, 2018

The Public Hearing on an application by Kent Gilman (#ZP18-02) for the conversion of a portion of a dairy barn to a small engine repair shop, and for a sign.

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

Members Absent: Wendy Forbes, Jonathan Vermette

Others Present: Kent Gilman, William Royce, Timothy McCormick (AO and Clerk)

Anne Carroll opened the meeting at 6:35 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. Only the applicant, Kent Gilman participated as interested party to this application. William Royce stated that he was only present to wish the applicant luck. Kent Gillian was sworn in.

Anne asked the applicant to explain the application. Kent stated that he would like to use the north end of the milk house in his former barn as a small engine repair shop. He said that the shop would only be open for 3 days per week approximately 3 hours in the morning. Anne asked him how many customers he expects per day to be using the shop. Kent replied that he expects 2 to 3 people per day to stop by to drop off parts to be repaired. The renovations will be minor interior renovations and will include the installation of a vent out of the back of the building.

When asked about whether or not any signs will be used for the business, Kent responded that he would like to place a simple 28 inch diameter sign on the side of the building. There would be no lighting for the sign and the shop would not be open in the evening hours. He added that he has a yard light that is already sufficient for his needs.

A portion of the map showed an area for a greenhouse to be added. When asked about the greenhouse, Kent mentioned that he discussed this with Tim and it was concluded that the greenhouse was exempt as a farming use. Tim reminded Kent that he just needed to file a sketch and a letter describing the structure so the records will reflect the exemption.

Anne stated that the DRB must ensure this project will not adversely affect items 1 through 5 as specified in Section 5.6 (Conditional Uses) of the Chelsea Bylaws.

A motion was made to close the Hearing, the motion was seconded and the DRB voted to close the Hearing at 6:50 pm.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk