

Chelsea, Vermont Development Review Board
Draft Meeting Minutes April 18, 2018

The Public Hearing on an application by Kent Gilman (#ZP18-06) to extend the business hours for the previously approved small engine repair shop.

Members Present: Debra Melvin (Vice Chair), Johanna Welch, Larry Allen, Jonathan Vermette

Members Absent: Anne Carroll, Carol Olsen

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

Deb Melvin opened the meeting at 6:40 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. Only the applicant, Kent Gilman participated as interested party to this application. Kent Gillian was sworn in.

Deb Melvin asked the applicant to explain the purpose of the application. Kent stated that when the DRB approved his original application for the conversion of a small section of a dairy barn to an engine repair shop, he was not sure how they interpreted his request for business hours as being open for 3 days per week, 3 hours per day. Kent mentioned that his intent was to start out with those hours, and then to expand the hours as time went on.

Kent said that he would like to change the business hours to 6 hours per day, 5 days per week. Deb asked him if he would like to make the hours more and he said "No" and that he does not want to work on the week-ends. When asked about the number of expected customers, Kent said that originally he was expecting 2 to 3 customers per day, but with the additional hours, he would be expecting 4 to 5 customers per day.

When asked about site distance from the driveway entrance to his property, Kent stated that the site distance meets the State highway criteria. He also commented that he has a problem with State constantly "widening" his road and thereby "taking" his property. Kent mentioned that the traffic in the area would actually be less than traffic conditions created by the use of his farm.

There were no further questions. Tim mentioned that the appeal period for the original permit has expired and that he now can open his engine his repair shop under the original permitted conditions. He can then change his hours of operation if the new application is approved. After discussion, Kent wanted to change his request to 6 to 8 hours per and wondered if that would be acceptable. The DRB decided that this would be a reasonable request and not a substantial change to the application. Also, the Notice specified only a request to extend the number of

business hours, and did not specify a specific number of hours. The DRB agreed to consider business hours per day, 5 days per week.

Kent questioned whether there would be an issue with him working in the shop on his own after hours. The Board concluded that what he does on his own property after business hours is his business and that it would be O.K. Kent also mentioned that he had to contact the State about flood plain issues and the location of a proposed greenhouse. Tim mentioned that the greenhouse was proposed outside of the flood plain. Kent said that was the case but that he needed to consult with Ned Swanberg whether or not the proposed greenhouse would be in a river corridor area.

A motion was made to close the Hearing. It was seconded and approved and the Hearing was closed at 6:55pm.

Findings and Decision

The Board went into deliberation at 6:55pm. The DRB concluded that by simply extending the proposed business hours of the previously approved permit #ZP-18-02, the project still conforms to items 1 through 5 in Section 5.6 of the Chelsea Bylaws.

A motion was made to approve the extended hours for the operation of a small engine repair shop to 6 to 8 hours per day, 5 days per week. The motion was seconded and approved, and The Development Review Board unanimously voted to approve application ZP-18-06.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk