

Chelsea, Vermont, Development Review Board
Meeting Minutes of August 27, 2014

Members Present: Blaine Conner (Vice Chair), Richard Allen, Cynthia Masterman, Arthur Goodrich, Laurence Allen

Members Absent: Anne Carroll, Debra Melvin

Others Present: Preston Bristow (AO and Clerk)

The **public hearing on application by Chelsea Animal Hospital/Sunnybrook Holdings LLC (#ZP14-15)** for design review of an access ramp at 276 Main Street (Parcel #110-043) was opened by Vice Chair Blaine Conner at 6:35 pm. The hearing notice as posted and published was read. The chair asked if any members of the Board had any conflicts of interest or ex officio conversations with regard to either of tonight's hearings and non were disclosed. No interested persons were present.

Sunnybrook Holdings LLC is owned by Anne Carroll and James Veneziano, neither of whom could be present. A letter dated August 22, 2014 from Anne Carroll with five attachments describing the project was entered into the record and reviewed.

The project will convert the existing porch on the back side of the building into a ramp so the entrance into the animal hospital will be handicap accessible. The new ramp will be made out of gray composite decking that looks like wood, will extend five feet out from the doorway, will turn and then will slope down 4 ¾ inches over a length of five feet.

The existing porch rails, which are shaped and wooden, will be replaced with white plastic rails that look like wood and are square with decorative caps. The existing rails are being replaced because they are lower than the required height for handicap accessible ramps.

The ramp will be contained entirely within the existing porch and there will be no changes to the building or roof.

The hearing was closed 6:45 PM.

Findings and Decision:

Application by Chelsea Animal Hospital/Sunnybrook Holdings LLC (#ZP14-15) – Following deliberation, the DRB finds that the construction of a handicap ramp under an existing porch and the replacement of an existing wooden handrail with a higher plastic handrail, as presented, meet the criteria of the Village Center Design Control District. The DRB unanimously approved the ramp and related changes.

Submitted by,
Preston Bristow, Administrative Officer and DRB Clerk