

Chelsea, Vermont, Development Review Board
Draft Meeting Minutes April 20, 2022

Members Present: Johanna Welch (Chair), Ed Kuban, Jr (Vice Chair), Phillip Mulligan, Larry Allen (via speaker phone)

Members Absent: Jeremy Hook

Others Present: Steven and Kate Thomas (applicants), Levar Cole, Timothy McCormick (AO, Clerk)

The Public Hearing on an application by Steven and Kate Thomas for: A Conditional Use Determination to convert an existing building into a farm store (Agricultural Commercial). The property is located in the Village District at 365 VT RT 110, Chelsea Vt. (#ZP22-02, Parcel #110-107.000)

Johanna opened the meeting at 6:30 pm. The hearing began with a reading of the notice as posted and published. No conflicts of interest or ex-parte conversations were disclosed. Other than the applicants, there were no other interested parties present. Levar Cole attended to observe the meeting and stated that he was not attending as an Interested Party for the Town of Chelsea. The applicants were sworn in.

Johanna asked the applicants to explain to explain the proposed project. Steve stated that they plan to convert a 12' x 20' building into a store for selling farm products and some additional items to the public. He stated that there would be no plumbing or running water in the building and that the footprint of the existing building would remain the same. The electricity in the building would also be upgraded.

The applicants stated that they have contacted all of the relevant State Departments (Agriculture, Transportation, Act 250, etc.) and said that they have taken care of the necessary requirements.

Johanna asked for confirmation of the building dimensions and if there would be additional traffic. Steve mentioned that that there would be plenty of room to accommodate traffic and parking. Phillip asked about the hours of operation. Steve stated that they are not sure what the hours would be at this time, but expects the hours to be the same as when people stop by to purchase products from their farmstand (daytime, and people can ring the bell at the house for service). Steve said that they would have one light outside on the store, but that there would not be excessive lighting.

Larry was asked if he had any questions, and he said that he did not. Steve mentioned that he had drawings for the inside of the building if the Development Review Board (DRB) members were interested in reviewing them.

Johanna asked if there were any further questions, the meeting was adjourned and the DRB went into deliberation at 6:42.

Deliberation:

At 6:42 the Board went into deliberation. The applicants and Levar left the room. Based on the application and information as presented, the DRB unanimously voted to approve application ZP22-02.

Organizational Meeting

After the deliberation discussion, hearing on application ZP22-02, the DRB discussed what application schedule and potential dates when the Board members would be available for the next hearing.

The DRB meeting ended at 7:00pm.

Submitted by,
Timothy McCormick, Administrative Officer and DRB Clerk