

Chelsea, Vermont, Development Review Board
Meeting Minutes April 17, 2024

Members Present: Johanna Welch (Chair), Ed Kuban, Jr (Vice Chair), Patricia Swahn, Charles Peel

Others Present: John Upham, Jonathan Maiers (by phone), Damien Hook, Tyler Hook, Nick Zigelbaum, Brian Frye, Mary Ellen Parkman (ZA, Clerk)

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. Johanna reviewed the definition of interested parties and explained the hearing process and swore in attendees. The DRB moved directly to the first agenda item.

A public hearing before the Development Review Board (DRB) of the Town of Chelsea, Vermont to consider Application #ZP23-06 by John Upham for a waiver of setbacks to reduce the distance from the road centerline to construct an accessory structure. The property is located in the Rural Residential District at 27 Corinth Road (Parcel #023-001.000).

Johanna invited John Upham to join the DRB and to discuss his application. John noted that he had waited a very long time for his DRB hearing due to the fact that the Town of Chelsea did not have enough members for a board for more than 6 months. John is considering building an accessory structure to be used as a two car garage, 28'x30' in size. The new building would be behind an existing stone wall in the footprint of a previous structure. John's request is for the DRB to reduce the center of the roadway setback from 65 ft to 50 ft.

The DRB thanked the applicant and explained that this hearing was adjourned and the DRB would hold a deliberative session at the conclusion of the evening's hearings to make a determination and that the ZA would issue a decision within 45 days.

Johanna then moved to agenda item #2.

A public hearing before the Development Review Board (DRB) of the Town of Chelsea, Vermont to consider Application #ZP24-01 by Jonathan Maier for a waiver of setbacks to reduce the distance from the road centerline to construct an accessory structure. The property is located in the Rural Residential District at 13 Stone Road (Parcel#034-019.000).

Johanna invited Johnathan Maier to join the DRB (participating by phone) to discuss his application. Jonathan is planning to build an accessory structure described as a 25'x30' pole barn for storage for garden, ATV, tractor etc. The new building would have power but no other utilities. The DRB explained to Jonathan that any power installed in the roadway is outside of the DRB/ZA jurisdiction and needed to be approved by the Selectboard. The building would be on the other side of Stone Road from the house and 40 feet from the centerline of the road because the terrain quickly increases in slope, not allowing the building a greater set back.

Jonathan's request is for the DRB to reduce the center of the roadway setback from 65 ft to 40 ft.

The DRB thanked the applicant and explained that this hearing was adjourned and the DRB would hold a deliberative session at the conclusion of the evening's hearings to make a determination and that the ZA would issue a decision within 45 days.

Johanna then moved to agenda item #3.

A public hearing before the Development Review Board (DRB) of the Town of Chelsea, Vermont to consider Application #ZP24-03 by Nick Zigelbaum for conditional use review and waiver of side setbacks to construct four one family dwelling units. This property is located in the Rural Residential District at 59 Klondike Road (Parcel#053-003.000).

Johanna asked the applicant to explain their proposed project. Nick quickly stated that his plans had changed drastically. There was some discussion as to whether or not the DRB would require a new application but all agreed that he could continue his hearing and present the new information.

Nick explained that he had reduced his request to two units rather than the originally proposed four units and he would no longer be requesting a waiver of setbacks.

Johanna reviewed the DRB application requirements and requested that Nick return with a clear site plan showing the number of units, their locations, and more detailed septic information. Nick agreed to submit the information directly to the ZA to distribute.

Johanna asked if any interested parties were in attendance and if they had any concerns. Damian Hook expressed concerns over the concentration of housing on the property and the resulting traffic and number of people at this location. He was concerned that it impacted the character of the neighborhood. He was interested in the setbacks and wastewater details.

Ed Kuban made the motion to continue this hearing for this application by Nick Zigelbaum to May 1st at 6:30 PM at the Chelsea Town Offices. Charles seconded the motion. The motion passed unanimously.

Johanna made a motion to close the hearing, Charles seconded the motion and the hearing was closed at 7:18pm.

Deliberation:

At 7:20 the Board went into deliberation. Based on the application and information as presented, the DRB unanimously voted to approve application ZP#23-06 and ZP#24-01.

The DRB meeting ended at 7:45pm.

Submitted by,

Mary Ellen Parkman
DRB Clerk