

North Hero Development Review Board
Thursday, March 17, 2016 7:00 P.M. | North Hero Town Office

In Attendance: **Board:** Kate Kinney, Richard Fetterman, Mary Jane Healy, Chip Porter (alternate), Bobby Miller, Joe Latimer

Absent: Joe Poquette, Jim Blandino

Guests: Kathie Dustira, Katya Wilcox, Gil Rambach, Ashar Nelson, Bob Ayers (Zoning Administrator)

CALL MEETING TO ORDER

Meeting was called to order by Kate at 7:02PM.

ADJUSTMENT TO THE AGENDA

Mylar review added to Old Business- John & Marie Harrington & Andrew & Eileen Guyette – Boundary Line Adjustment 2015-75DRB

NEW BUSINESS

Board Reorganization:

- Election of Chair: Chip Porter nominates Kate Kinney, Richard Fetterman seconds but motion is not moved.
- Election of Vice-Chair: Kate suggests leaving Jim Blandino in this position
- Election of Secretary: No member present are willing to accept this position
- Appointment of Board Clerk: Kate suggests reappointing Corinn Julow

Brief discussion over Richard Fetterman's resignation and which positions a possible new member may be able to fill follows.

Bobby Miller motions to table board reorganization until next month, Joe Latimer seconds the motion and it moves unanimously 6-0 with no further discussion.

OLD BUSINESS

Hearings:

Island Arts – Conditional Use: Application 2016-02DRB

Kate reopens application 2016-02DRB. Owner Island Arts of 1127 US Route 2, parcel id 11-01-60.2, is requesting a conditional use.

Kate asks all interested parties to identify themselves: Kathie Dustira, Katya Wilcox, Gil Rambach and Ashar Nelson (architect) are present on behalf of the Island Arts organization.

Island Arts is the applicant. Ashar Nelson will be presenting on behalf of Island Arts.

Ashar circulates a revised sketch and a phasing plan which reflects the items of concern the board asked Island Arts to address at the last meeting.

Ashar points out there will be no permanent site development involved in the 2016 summer uses portion of the phasing plan. Chip states access to Route 2 and handicap access would be acceptable permanent site developments. Chip states for the summer use Island Arts could use the preexisting Route 2 access

without state permits but if the permits came through and would create a permanent site development the board would allow that under phase one.

Katya states overflow parking for the summer event will be on Karl Raacke's land and Island Arts has started the process to obtain insurance for this. Chip suggests a provision for hiring an officer to direct cars for any event with over 40 cars. Kate states she talked with Sheriff Allen and reads an email he sent which states he does not feel an officer is necessary.

Ashar begins to review Phasing Plan for **summer event**:

Item 1-Program: The board requests the date for Post Event Clean-Up to be completed by be changed from September 31 to September 30. Kate reminds the group they need to wait for the decision to be issued and then 30 days from that date, due to the warning period, before any proposed plans can begin.

Item 2-Occupancy: No questions from the board.

Item 3-Sanitation: Chip requests the port-o-lets met the 25 foot setback.

Item 4-Life-Safety: No questions from the board.

Item 5-Accessibility: Kate asks about the specifications for building a gravel handicap ramp. Chip verifies they will not need to build a permanent structure to meet this requirement.

Item 6-Curb Cut: Already discussed.

Item 7-Onsite Access Drives: Board verifies the location the group plans on using for parking.

Item 8-Parking: No questions.

Item 9-Site Development: Chip suggests Island Arts be allowed to put up temporary structures that are relative to the activities so a tent can be put up etc. without Island Arts having to come back before the board. Chip suggests the Phasing Plan be accepted as an exhibit with this item amended to read 'temporary structures are permitted.'

Item 10-Signage: Discussion over types of signs vs flags follows. Review of the regulations regarding signs follows. Bob Ayers offers to work with Island Arts going forward to make sure all their signs meet the regulations. No signs outside of what would be allowed under the regulations are approved for summer use.

Kate asks for further comments or questions regarding the summer phasing plan. Joe L. suggests Island Arts develop a plan for traffic control for the summer event. He also recommends signs prohibiting parking on US Route 2.

Kate asks about the projected time line for the renovation project. Ashar states it's unclear how long it will take to implement but the site plan shows the complete project, not just the next step. Ashar reviews the site plan (full build out) with the board.

Chip asks what the use of the relocated shed will be. He requests the preexisting sign location be added to the map.

Chip motions to preliminarily accept the site plan with the two amendments; designated use of the shed & the location of the sign. Kate requests the board review the phasing plan for the barn renovation project first.

Ashar begins to review Phasing Plan for **barn renovation project**:

Item 1-Program: Board verifies administrative use will be seasonal and not year round. Katya states the building will not be heated. The hours of operation on Sundays will be extended from 5:00PM to 9:00PM. Board asks questions regarding frequency of events, lighting of evening events & if events will be amplified. Discussion over how many events to allow a season follows. Island Arts will discuss with their board the number they would like to see and notify the board.

The line 'summer use likely to be more intense than winter' will be removed.

Item 2-Occupancy: Students are counted differently for wastewater purposes.

Item 3-Sanitation: Discussion regarding composting vs regular toilets follows.

Item 4-Life Safety: Discussion over fire safety measures follows.

Item 5-Accessibility: Chip suggests the handicap ramp be displayed on the sketch as a designated window for the structure so Bob Ayers can approve the ramp as the zoning administrator in the future.

Discussion regarding bathrooms and location follows. Katya asks about future building expansion projects to accommodate bathrooms. The board reviews setbacks with Island Arts.

Item 6-Curb Cut: No questions from the board.

Item 7-On-Site Access Drives: Kate verifies drives meet 25' setbacks for side property lines.

Item 8-Parking: Chip states if the group uses gravel for parking areas storm water consideration will be necessary and he requests buffer zones are incorporated into the site plan to allow for future renovations. Ashar states they would be called filtration swales which the civil engineer would design. Discussion follows.

Chip states use of the parking areas as activity areas with temporary structures may be included in the plan under item 1.

Katya requests parking at Knights Point State park replace 'No offsite parking planned.'

Item 9-Site Development: No questions from the board.

Item 10-Signage: No discussion.

Chip asks about lawn seating and Ashar states there will be nothing physical constructed in that area. Chip asks the outdoor stage area be designated as a structure on the phasing plan.

Kate requests the following additions to the sketch plan:

- The neighbors across the street
- The size of the barn
- The exterior sign location

- Proposed outdoor stage

Kate states there is a motion on the floor to accept the site plan as preliminary and the motion should be conditional to the above amendments. Joe L. seconds and the motion passes unanimously 6-0 with no further discussion.

Ashar states he will make revisions to the site plan and submit to the board before the next meeting for review and final approval.

Kate states the hearing is closed for the 2016 summer use portion of the application but the barn renovation project portion of the application is recessed until April 21, 2016.

DELIBERATIVE SESSION

At 9:15PM the board enters deliberative session.

Kate states the board has come out of deliberative session at 9:28PM and is ready to vote on the 2016 use of the Island Arts site phase one, application 2016-02DRB requesting a conditional use.

Kate moves to accept the Island Arts plan phase one, as presented by the Island Arts group and discussed at this meeting tonight. Richard Fetterman seconds and the motion passes 6-0 with no further discussion.

MYLAR REVIEW

Andrew Alling & Nicholas Benoit – Boundary Line Adjustment: Application 2015-76DRB

The board reviews the mylar. The zoning district is missing and mylar is not signed.

John & Marie Harrington & Andrew & Eileen Guyette – Boundary Line Adjustment 2015-75DRB

The board reviews the mylar. The zoning district is missing and mylar is not signed.

ADJOURNMENT

Kate adjourns the meeting at 9:45PM.

Respectfully Submitted,

Corinn Julow

CC: Board
Zoning Administrator
Town Clerk
Web Page