

North Hero Development Review Board
Thursday, September 8, 2016 7:00 P.M. | North Hero Town Office

In Attendance: **Board:** Kate Kinney (chair), Jim Blandino, Corinn Julow, Mary Jane Healy, Bobby Miller

Absent: Joe Poquette, Joe Latimer

Guests: Bob Ayers (zoning administrator), Katya Wilcox, Linda James, Ann Baldau, Patricia Lashway, Robert Ward, Jeanann Heise, Will Heise, Diane Gayer

CALL MEETING TO ORDER

Meeting was called to order by Kate K. at 7:00PM.

ADJUSTMENT TO THE AGENDA

Mylar Review added to Old Business:

Geoffrey & Ruth Anderson- Subdivision2015-55SUB

NEW BUSINESS

Hearings:

St. Benedict Labre Parish – Conditional Use: Application 2016-64DRB

Kate K. opens application 2016-64DRB. Applicant Diane Gayer is requesting a modification of conditional use approval for application 2008-37DRB on behalf of owners St. Benedict Labre Parish of 3275 US Route 2 with parcel ID 07-03-45.

Kate asks if any board members need to recuse themselves from the hearing. Mary Jane H. does so.

Kate asks if there are any interested parties present. Patricia Lashway, Robert Ward, Jeanann Heise & Will Heise all identify themselves as interested parties as adjacent property owners.

Kate swears in the applicant and interested parties.

Diane reviews a sketch submitted to the board labeled as exhibit 'A' and dated 9/8/16. She states she would like to renovate the property and use as an art gallery with a coffee/tea bar. A deck will be added to the front of the building, the first floor will be used as an art gallery, the loft on the first floor will be sleeping quarters and the basement will have two 500 square foot studios. Her proposed hours of operation are 9AM-6PM daily with one special event a month for art openings with a closing time of 9PM. The studio will have year round use and the art gallery is anticipated to be seasonal use. Anticipated building occupancy is 20 and will be based on wastewater approval.

Kate K. asks about the deck and dimensions. Diane states the proposed deck meets current setbacks of building and front entry steps so does not increase the degree of nonconformity. The proposed setback for the south side of the deck exceeds setback requirements of 25' for side property lines.

Kate K. asks where parking will be designated. A discussion on required number of parking spaces, size of parking spaces and setback requirements for parking follows. Diane asks if the board would waive the 25' setback requirement for parking. The board states she will need to meet the required setbacks. Diane states the parking area will not be paved and the shared access with the neighbors to the south will be utilized. She states offsite parking may occur for larger events and patrons would walk to the property.

Diane reviews a proposed drainage system. The board verifies a state storm water permit is not indicated for review on the Permit Review Sheet submitted by the Department of Environmental

Conservation & Natural Resources Board. Diane states she has contacted all the agencies checked on the Review Sheet to inquire about permitting.

The neighbors ask about the renovations, possible use of port-o-lets and share concerns about noise for evening events. A discussion regarding the placement of port-o-lets and possible use follows. Diane also gives an overview of her intended renovations and types of materials to be utilized, the color of the building etc.

Discussion on the coffee/tea bar follows. Diane describes the location and max usage of the bar and states no onsite food prep will occur.

Corinn asks about lighting and Diane states she does not plan to install any outdoor lighting above what is currently on the property.

Corinn asks if the sign will change. Diane states she is fine with the current location and size but would like a sign on the side of the building. Corinn states a 20 square foot sign is allowed by current bylaws. Diane states she would also like the option to have a hanging sign as stipulated in the 2008 decision.

A guest asks if the building will be ADA compliant and Diane describes her options for making sure the building is. She is also asked about landscaping and reviews what she hopes to eventually plant.

The board asks Diane if she would like to continue the hearing and come back next month with a plan for parking. She asks the board to close the hearing.

Kate closes the hearing at 8:15PM.

OLD BUSINESS

Hearings:

Island Arts – Conditional Use: Application 2016-02DRB, Phase II

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

Kate K. states no one from Island Arts is present regarding this application.

Kate K. continues the hearing for Phase II of application 2016-02DRB to October 13, 2016 at 7:00PM.

Mylar Review:

Geoffrey & Ruth Anderson- Subdivision 2015-55SUB

The board reviews the mylar. Kate K. signs the mylar.

DELIBERATIVE SESSION

Mary Jane H. leaves for the evening and the board enters deliberative session at 8:25PM.

The board comes out of deliberative session at 8:57PM.

Jim B. motions to approve application 2016-64DRB for a conditional use modification of application 2008-37DRB with the following conditions:

- 1) A sketch depicting 7 parking spaces which meet current development review standards as stipulated in section 7.5 shall be submitted for DRB approval.
- 2) Sleeping quarters may be included in proposed use contingent on wastewater approval.

- 3) Approved hours of operation are 9AM-6PM 7days a week except for one day a month when closing may be 9PM for a special event.
- 4) Signage may follow guidelines of pre-existing decision for application 2008-37DRB and any additional signage will meet current development review standards as stipulated in section 7.9:E.
- 5) Only currently installed outdoor lighting is approved for use.
- 6) A port-o-let may only be utilized for special events. The port-o-let shall only be on premise for a maximum of three days, shall be discreetly screened and will meet all state guidelines for use.

Corinn J. seconds and the motion passes 4-0 with no further discussion.

APPROVAL OF MINUTES:

August 11, 2016: Kate K. motions to approve the minutes as written, Bobby M. seconds and the motion passes 4-0 with no further discussion.

BOARD DISCUSSION

Review of zoning regulations is tabled due to length of meeting and missing board members.

ADJOURNMENT

Corinn J. motions to adjourn the meeting at 9:02PM, Bobby M. seconds and the motions passes 4-0 with no further discussion.

Respectfully Submitted, Corinn Julow

CC: Board
Zoning Administrator
Town Clerk

Future Agenda Items: Review Section 8.12C: Residential Marine Associations