

**Starksboro Development Review Board
Hearing/meeting minutes**

7/23/2015

Dan Nugent opened meeting at 7:30 PM

DRB Members present- Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Rob Liotard, Arnell Paquette, and Rich Warren
Others: William Coon and Dave Wetmore (ZA)

Review of Minutes:

4/9/2015- Rob moved to approve and Jon 2nds. No discussion or corrections. Approved 4-yes and 0-no, Rich, Ben and Dan abstained.

7/23/2015- Ben moved to approved as corrected, Marjorie 2nds. Approved 6-yes and 0-no, Ron abstained.

DRB Business

Dan Nugent re-opened the public hearing on application #2012DRB-02-NCU, by Aaron Josey, 7:45 PM

The following people attended this hearing- William Coon and Dave Wetmore (ZA).

Dan- opened hearing by reading the warning and reminded Mr. Coon that he was still under oath.

Dave- noted that due to a family emergency Aaron would not be attending tonight, but that he is available by phone.

DRB- asked if it was appropriate to move forward in Aaron absence. Dave suggested that the Board listen to the interested persons who are attending and their comments to determine if any new issues are brought up.

Dave- noted that Martin Lewis had stopped by to see him and stated that if approved he would like the DRB to consider the following conditions.

1. No shooting allowed on the property.
2. Customer dedicated/delineated parking area.
3. Absolutely no parking within the Towns right-of-way.

Bill- echoed Martins condition requests and stated further that no shooting should be allowed on the property, inside or out. Bill also stated that the Boards decision on Aaron existing business clearly determined that there was enough room under existing covered storage for disable and part vehicles. Identifying dedicated customer parking should be easy. Bill shared that Aaron had done a lot to clean up the property over the last few months.

Marjorie- observed that Aaron seems to have a history of doing more than his permit allows. Rob echoed Marjorie's comments as Rob has observed Aaron loading and off-loading within Ireland Road.

Dan- asked whether notices had been sent to the abutters as the Board had requested. Dave stated they had and that Aaron stated that he had spoken personally to at least 2 of them recently. However, with the exception of Mr. Coon, none of the abutters have contacted Dave and they appear to have opted not to attend tonight.

Jon- asked the Board about their thoughts regarding signage related to "no discharge of firearms" and security system. Aaron had agreed last meeting to both. Rich suggested that the sign should be located so as to not be visible from Ireland Road. The Board also discussed that the entire property did not need to be alarmed just the area of firearm storage. DRB discussed that the alarm system should be a monitored system, one when the alarm is activated that it is reported to a central system. DRB is unsure what building is proposed to be used for the firearms business? **Dave should confirm with Aaron.**

Date: _____

Approved: _____

**Starksboro Development Review Board
Hearing/meeting minutes**

7/23/2015

Rich- noted that Aaron application to the ATF is for Saturday hours from 10-2PM. This conflicts with his submission and his current permitted hours of operation. His application will need to be amended.

Dan-asked for any additional comments or evidence? None offered.

Rich moved to close the hearing at 8:15 PM, Rob 2nds. Motion carried 7-yes and 0-no.

DRB deliberation on application 2015DRB-02-NCU- Board reviewed draft findings and conclusion related to Aaron Josey's request.

DRB is concerned that Aaron is not operating within his current permit approval. Specifically, their concerns relate to

1. Storing vehicles between the road and the buildings,
2. Loading and off-loading in the Ireland Road ROW, and
3. Offering mechanic services for hire. The DRB did acknowledge that being a good neighbor is commendable but that Aaron permit approval does not allow this on a regular basis.

DRB suggested the following conditions be added to the draft decision:

1. Except as modified herein, the entire business operation, and use of the property, shall be in accordance with the DRB approval #2012DRB-05-NCU including but not limited to plans, exhibits on file, findings of fact, conclusions and conditions which is hereby incorporated.
2. All conditions of DRB approval #2012DRB-05-NCU still apply and are enforceable, including the requirement that all parking and business activities must be conducted on the property and outside of the Ireland Road right-of-way.
3. At least 2 parking spaces shall be designated and reserved for customer parking.
4. All firearms storage shall be secured in a locked safe and the Applicant shall install a monitored security system to secure the surrounding area.
5. There shall not be any shooting or discharge of firearms on the property, either inside or outside. Additionally' a sign shall be posted where firearms sales and transactions take place stating that "discharge of firearms on the property is prohibited".
6. Hazardous materials, including primers and powder should be stored in the smallest quantities possible and then in strict compliance with all applicable regulations and the recommendations of the "National Fire Protection Association".
7. Applicant shall not advertise or regularly conduct store front retail firearms sales. All on premise transactions shall be initiated by on-line contact and the Applicant shall be limited to three (3) on-site sales weekly.
8. Applicant shall report to the ZA quarterly through December 2016 and then annually thereafter, the number on on-site firearms transactions.
9. Applicant shall amend their FFL application to reflect the approved Saturday hours, 9-12.

Other business- Review of A. Johnson subdivision decision # 2015-01-SD- Jon moved to approve w/ noted edits, Arnell 2nds. Johnson application approved 6-yes, 0-no, Rob abstained. Dan will sign and Dave will issue next Wednesday.

Adjournment

Arnell moved to adjourn at 9:30 PM, 2nd by Ben. Moved 7-yes, 0-no.

Date:_____

Approved:_____