

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

5/25/2017

Dan opened meeting at 7:30 PM

DRB Members present-Dan Nugent, Chair, Ben Campbell, Marjorie Dickstein, Jon Fenner, Rob Liotard and Rich Warren.

Others: Kit and Karen Harris, Gary Koval, Robert and Joanne Gifford, Kevin and Wanda Haskins, and Dave Wetmore (ZA)

I. Review of Minutes:

5/11/2017- Rob moved minutes as corrected, Marjorie 2nds, approved 4-yes, 0-no, Jon and Ben abstained. Dave will correct and Dan will sign.

II. Adjustments- none

III. Visitor Business- none

IV. Scheduled public hearing/ DRB Business

1. Kit and Karen Harris, application #2017DRB-02-SP/CU, request to hold up to 10 yearly outdoor recreational events, i.e. festivals and concerts. This hearing is continued from 4/27/2017

Dan re-opened the hearing at 7:45 PM by reading the public notice. Dan administered oath to all interested persons present (Harris, Koval, Gifford, Haskins and ZA). Since many of the persons here tonight were not present on 4/27, Dan asked those present to introduce themselves and then asked the Applicant to re-introduce their project plans.

Kit and Karen Harris- explained that they had hosted 2 events last year. Both were oriented to family, friends and neighbors. Everyone had a great time getting to know people. Much of the turnout was by word of mouth and there was music and fireworks. Kit and Karen explained their family dynamics and the hope that they could connect with the community. Based on the success of these 2016 events, Kit felt there is an opportunity for them to host similar events and weddings as a business venture and contacted Jason Barnard looking for advice. Jason suggested that they should think longer range and that's why they are proposing up to 10 events/year. It's important for them to preserve community and celebrate life by including family fun, and music within a natural amphitheater on their property. Dan encouraged the applicant's to give them specifics about their plans.

Kevin Haskins- expressed that the music last year was very intrusive to them. Even with their windows closed the music was very loud. Kit regretted that he had not invited the Haskins and he has not had a chance to talk with them since the meeting on the 27th.

Gary- expressed that farming today requires diversity to make a go of it. The Harris property is ideally located to host weddings and other venues. Ten events/year would be quite hopeful at this point, a more appropriate number would be 1-2 events/year.

Bob and Joanne Gifford- The area has a long history of parties citing those held by Bob Hall. This type of activity is not abnormal. Joanne expressed that there is a plan, the one that Jason presented last meeting. She stated that this is important for Town tax base. No cost to the Town as it is located on Rte. 17, a State owned and maintained highway.

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Dan- reminded and clarified what the DRB purpose is and in order for the Board to move forward the applicant needs to address the issues/concerns raised by the Board at the last meeting.

Karen Harris- Where do we start? The DRB responded by stating that the application/applicants must provide the relevant facts and information that address the criteria in sections 424 and 425 (site plan and conditional use review) and any other information required by the Regulations. The Board must consider the impacts from their project plans.

Rob- stated that the DRB is a quasi-judicial board. The Board is charged to make sure that the project complies with the Towns Regulations. Additionally, the Board also requires evidence pertaining to State compliance.

Dave- asked specifically whether the camping and overnight stays were no longer part of the application. Kit stated that was true. All events would be daylong only, no camping.

Kit- noted that he had not received any confirmation of the previous hearing and that he had not posted any notice on the property. That was why he was unable to attend. Dave stated that the notice and confirmation of hearing was sent directly to the Harrises and Jason Barnard was cc'd.

Kit- the idea is to host a party. There will not be any fireworks but they need to charge to help support the venues. He expressed a desire to host farmer type markets that allow people to showcase their products. He understands the ideas are a little vague. They would like to be allowed up to 10 events/year.

Rich- reiterated that the applicant needs to come before the Board with specific ideas, the DRB will judge whether the plan is acceptable as required by the Regulations.

Jon and Marjorie- noted that the minutes of 4/27 2017 appear to provide the applicant with an outline of what the Board was looking for. Kit stated that he had seen those minutes. Dave had forwarded a copy to Jason.

Dave- spoke about the need for specifics regarding parking, lighting, noise. There is wetlands and flood hazard areas that need to be identified and avoided.

Rob- noted that fire and rescue access is also a concern. Kit indicated that he had met with VTRANS and they have indicated that their driveway access and driveway will need to be upgraded to allow for increased traffic. He will be making an application to VTRANS soon. As discussed the driveway will need to be a minimum of 24-ft wide w/ a 30-ft radius at Rte. 17. Kit expressed that they might not be able to afford all the improvements to the driveway at once. Karen thought this would be a priority.

Ben and Rob- both expressed that this is the kind of specific information the DRB will require. Look at the Regulations and the 4/27/17 minutes for guidance.

Ben moved to continue the Harris review on June 22nd at 7:45 PM, Rob 2nds. Motion to continue approved 6-yes and 0-no. DRB asked for the applicants submissions before the 22nd, so they can review prior to hearing.

ZA addition to minutes- the following are excerpts from 4/27/2017 meeting.

1. Jason presented a general project overview. The Harrises are asking to hold up to 12 outdoor festival, concerts and wedding events during the months of May-October. The applicants are looking for feedback from the DRB and neighbors. Jason made the following comments;
2. Events may include up to 500 attendees.

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3. No overnight camping is being proposed at this time. No two consecutive night events are being proposed
4. Parking will be primarily in the open grass meadow areas as presented on the ortho-site plan. No permanent parking will be established.
5. Program venues would be conducted in an area described as a natural amphitheater located northeast of the applicants home, behind an existing ridge.
6. The applicant's would like to hold up to 12 events per year and would request a variance to the noise standard to 11PM.
7. Unlike events hosted last year, attendees would be charged for events.
8. ACT 250, wastewater, wetlands and other State permits may apply.
9. Security would be provided. No alcohol would be served by the applicants.
10. The applicants understand noise will be a big concern.
11. Catering would be done by outside licensed contractors.

Points the DRB feel the applicant needs to address:

1. Noise- applicants should consider conducting a sound study and ways to mitigate sound disbursement.
2. Benefits and accommodations for the Town, fire and rescue. How will the Town be notified of all events. All site plans need to be presented to fire and rescue for their review. Exact location of identified and established parking, location of sanitary facilities on stable site foundation, dumpsters, etc.
3. Compliance with all site engineering, performance and resource standards as well as site plan and conditional use review standards.
4. Harrises' property is enrolled in current use and these acres need to be withdrawn.
5. Project review sheet from State Permit Specialist. Likely requires ACT 250, evidence of wastewater compliance, public safety, wetlands delineation, flood hazard, etc.
6. Operations plan, i.e. how to control/limit # of attendees, police or security, temporary workers, caterers, notification to Town, alcohol permits, site cleanup and trash disposal, etc.
7. Vtrans- improvements to access entrance and driveway to accommodate large influx of vehicle traffic.
8. The applicants' property is located in the Agricultural Scenic Rural Residential District and land development must address section 254.E (District Standards).

Other Business-

Review of duPont/Spring subdivision decision #2017DRB-04-SD, 2-lot subdivision.

Rob moved to approved draft decision #2017DRB-04-SD as amended, 2nd by Rich. Subdivision approved 4-yes and 0-no. DRB members participating Nugent, Dickstein, Liotard and Warren. Dave made edits and Board signed.

Adjournment

Rob moved to adjourn at 9:30 PM, Rich 2nds. So moved 6-yes, 0-no.

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Approved: _____