

TOWN OF WESTFORD
DEVELOPMENT REVIEW BOARD MINUTES
Minutes for May 12, 2010 Meeting
Approved on June 23, 2010

Board Members Present: Tony Kitsos (Chair), Gene Hallman, Dick Heaps, Jason Hoover, Eric Jacobsen and Don Maddocks.

Board Members Absent: N/A

Also Present: Melissa Manka (Planning Coordinator), Gordon Gebauer, Tina Shoup and Cori Hill.

The meeting began at approximately 7:13 p.m.

Informal Conditional Use & Site Plan Review for Commercial Business – Gordon Gebauer & Tina Shoup property

Gordon Gebauer, Tina Shoup and Cori Hill were present.

Tina began by explaining that they would like to host private wedding parties on her property. She said the hope is to hold events 4 to 5 times per year May through October. Tina said she didn't believe the business fell under the definition of community facility since functions would be private. She said the business seemed to fit the definition of home business.

Melissa said all parking would need to be located on-site if categorized as a home business.

Tina said she has permission to park vehicles on Anne Pigeon's property located to the west of her property.

The DRB discussed whether the business should be categorized as a home business or small scale commerce.

Don said he didn't think the business fit the definition of a personal service, which would allow the business to be categorized as small scale commerce.

The majority of the Board decided the proposal was a home business. Therefore, all parking must be located off-street.

Tony asked the maximum number of vehicles expected for events.

Tina answered no more than 50 cars.

Don asked how many spaces could be provided on-site.

Tina said there were approximately 30 spaces on her property and 20 spaces on Anne Pigeon's property.

Melissa said Anne would need to be a co-applicant and a site plan of the proposed parking on her property submitted with the site plan and conditional use applications, if her property was going to be used to satisfy the business's parking needs.

Tina said they would have valet parking for Anne's property so guests wouldn't have to walk down Old #11 Road.

Tina said all facilities such as bathrooms, tents, etc would be non-permanent and located behind the house so as not to be seen from the road.

Tony asked if the proposed stage would be removed after events.

Tina said it would not be removed. She said it would be constructed of wood and located on a ledge with no permanent foundation.

Tony said that would categorize the stage as a permanent structure and it would not be permitted in the Water Resource Overlay District (WRO).

Tina said the pond was man-made and it was therefore not a part of the WRO.

Melissa said the pond is classified as a Class 2 wetland on the National Wetland Inventory Map which places it under the jurisdiction of the State and Town.

Tony suggested Tina contact the State of Vermont Water Resource Division if she disagrees with the map.

Eric asked for the depth of the pond.

Gordon said it was 13 feet deep.

Eric asked if the pond would be roped off during events.

Tina said she didn't know. She went on to say that they have had a lifeguard on duty in the past during their end of the year parties.

Eric asked if the use could be located further away from the road and nearby houses.

Tina said they couldn't bring electricity any further north.

Tina said she didn't envision music as being a nuisance and they haven't had any complaints during their end of year parties. She said neighbors have stopped by to discuss the proposal and they don't seem to have a problem with it. Tina said she doesn't expect music to last longer than 2 – 3 hours and end by 11 p.m. at the latest. She reiterated that they any expect 4 to 5 events to be held per year.

Tony asked if there will be any signage associated with the use.

Cori said they will have temporary parking signs and possibly a home business sign.

Tony said the location of signage should be depicted on the plans.

Tina said there will be no outside storage

Eric asked how power will be brought to the site.

Gordon said they have power in the barn and shed near the event area as well as a generator.

Tina said they currently have exterior lightning on the barn, shed and house and expect to set up temporary lighting along the driveway and inside the tents.

Eric said all lighting will need to be depicted on the site plan.

Jason added that permanent lighting should not leave the property.

Tony said walkways, parking and signage should be well lit.

Tina said there won't be explosives or fireworks associated with the business.

Tony said the driveway should meet Type B Emergency Vehicle Standards.

Don asked how rain could affect designated parking areas.

Gordon said they took that into account when planning the parking areas. He added that much of the parking provided is located on gravel.

Gordon also stated there was a large garden between Old #11 Road and the proposed parking area on the west side of the property.

Tina said there were some trees along the road as well.

Tony asked that existing landscaping be depicted on the site plans.

Jason said photos of the proposed parking areas from the road would be helpful in determining whether additional landscaping was needed.

Tina said she didn't know whether Anne Pigeon had any natural screening on her property.

Eric said it may not be an issue since the lot would only be used 4 to 5 times per year.

Eric asked if the ground and driveway was firm enough to handle trucks dropping off tents, tables, food, etc.

Tina said yes.

The hearing was opened to the public.

Susan Roediger said she has heard the applicants' parties in the past. She said there were a number of other houses in the area who also throw loud parties and don't respect the law, which states noise must cease at 10 p.m. She said noise pollution is quite bad in town and the town has not adopted a noise ordinance to deal with it. She added that she moved to the country for the peace and quiet and noise pollution is harmful and stressful to her as well as wildlife. Susan stated that she may not be able to hear the music in her house but she can hear it in the woods on her property.

Gordon responded by saying Susan's house was on Cambridge Road which was more than a mile away from their house. However, he did state there were 4 to 5 houses in the immediate area.

No additional comments were heard.

Minutes of the May 12, 2010 Meeting

Dick MOVED to approve the minutes

Don SECONDED the motion.

The motion PASSED: 6 – 0.

Decision Deliberation: Site Plan & Conditional Use – FairPoint/Pouliot Property

Dick MOVED to approve the conditional use and site plan request.

Don SECONDED the motion.

The motion PASSED: 6 – 0.

Decision Deliberation: Final Plat Amendment – Linda Mathieu Property

Dick MOVED to approve the subdivision amendment.

Gene SECONDED the motion.

The motion FAILED: 1 – 5.

Dick MOVED to adjourn.

Jason SECONDED the motion.

The motion PASSED: 6 - 0.

The meeting adjourned at approximately 8:53 p.m.

Submitted by,

Melissa Manka, Planning Coordinator