

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
7/8/2014**

Members Present:

Bill Bridge	Sherry Crossley	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)	Mary Ellen Parkman (ZA)
X	absent	X	X	absent	X

Recorder: Mary Ellen Parkman

Attendees: Tim Utt, Mike Zienkiewicz, Carrie Green, Tara Pacht, Patricia Mellor, Tim Schaal, Chris Holzarth

Sean Mullen called the meeting to order at 7:15 and moved directly to agenda Item #1.

Agenda Item #1: Warned Hearing on Application (Permit #4022) for Conditional Use Approval by the Girl Scouts of Swift Water Council, Camp Farnsworth, to remove and replace the existing seating, boat house and ramp within 75' of Lake Abenaki, on property located on 94 Camp Farnsworth Road, Thetford Center, VT.

Chris Holzwarth of Millbrook Design presented the project to the DRB with presentation boards as well as an information packet to be submitted into evidence that detailed the improvements in regards to materials and design.

Generally speaking, the project is comprised of replacing an existing dock system, outdoor classroom and boat house with an ADA compliant facility at a nearby location that would include ADA complaint ramps to reach a swimming and dock area as well as an ADA accessible classroom area.

The Zoning Administrator, Ms. Parkman, indicated that her interpretation of the Zoning Bylaws was that in conformance with Section 4.05 of the Town's bylaws, regarding setbacks for existing non-conforming structures, "Where an existing structure is non-conforming with respect to the front, side, or rear yard requirements, additions to, or replacements of that structure and the construction of accessory buildings may be permitted in the setback area as a conditional use subject to the provisions of Section 6.06 and to the following requirements:

1. The proposed replacement, addition or accessory building cannot reasonably be located outside the setback area; and
2. The expansion in any setback shall be the least intrusive it can reasonably be.

This interpretation assumes that the shoreland setback is to be considered a "front, side, or rear yard requirement" and allows the waterfront work to be permitted as a conditional use.

A second interpretation of the bylaws that was made by a DRB member and the applicant was that this project would fall into the category of new development and would require a waiver from dimensional requirements. This project could also be reviewed and approved by granting this waiver.

The Zoning Administrator shared that she had received two emails of support from abutters. The emails were from L Carl Pedersen and Michael Shoob and both indicated that they supported the project and that the Girl Scout Camp is a good neighbor.

The general consensus of the DRB was that the waterfront work will be built such that there is less impact on the Lake Abenaki from stormwater as this project includes materials that will stabilize the area and provide provide a pervious surface allowing infiltration. The existing facilities will return to their natural state.

The second part of the proposed project is the addition of a climbing wall to the recreational fitness area at the camp. This area currently has a roadway and other exercise facilities. The proposal includes a wooden climbing wall that will have anchors that are installed within the wetland buffer area.

The DRB indicated that a site visit would be required to determine if this work would be considered significant disturbance or not. The sketches and details seemed to indicate that the installation of guide wires would not be considered significant disturbance.

The DRB thanked the Camp Farnsworth representatives in attendance and agreed that the project had general support.

The DRB acknowledged that a site visit would be required to make a decision regarding the application and a continuation site visit and hearing were scheduled for July 22nd, starting at 6:15 pm.

Mr. Mullen adjourned the meeting at 8:15 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2014.

Sean Mullen, Chair