

**TOWN OF THETFORD
DEVELOPMENT REVIEW BOARD**

**MEETING MINUTES
6/26/18 HEARING**

Members/Admin Present:

Bill Bridge	Jesse Anderson	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)	Zoning Admin (ZA)
X	X	X	ABSENT	ABSENT	X

Attendees: Steve Niederhauser, Nancy and David Lindahl, and Richard Weiss

Don Longwell, acting as chair, called the Public hearing to order at 7:10 PM, read the agenda and moved directly to Agenda Item #1.

1). Warned Hearing on Application (Permit #ZP18-12) by the Thetford Historical Society (Applicant) and David & Nancy Lindahl (Landowners) to install a Vermont Historic Roadside Marker commemorating Thetford Academy’s original location.

Mr. Longwell asked the applicant to join the DRB at the table to discuss his application. Mr. Niederhauser joined the DRB and explained that he was a faculty member at Thetford Academy (TA) and a member of the Board of Trustees for the Thetford Historical Society. TA alumni, TA and the Thetford Historical Society had worked together to finalize language and request approval from the State to erect a Vermont Roadside Historic Site Marker at the original location of TA. Mr. Niederhauser shared a historical account of the history of TA including dates, locations and events that shaped its history and explained that the sign language was by committee and had been well thought out. The sign would be installed perpendicular to the road and not parallel.

Ms. Parkman shared correspondence from the Historic Preservation Committee, one being an email from Stephen Branchflower indicating that the committee felt that since the sign is put forward by the Vermont Division for Historic Preservation that they would let the application move forward without comment based on their past experience where they were overruled. There was also an email from committee member Catherine Saunders that included a suggested revised language. Ms. Parkman shared this proposed language with Mr. Niederhauser. The DRB indicated that the language wasn’t something that they would comment on only the location and design of the sign. Mr. Niederhauser indicated that there would be a hearing with the State of Vermont in July for final sign approval and the language would be finalized at that point.

Abbuter, Richard Weiss shared that he lived across Academy Road and he was pleased to hear that the sign would be installed perpendicular to academy road because his only concern with this application is that the sign would limit their view. He suggested that the sign location be coordinated with the location of the existing vegetation to minimize the view disruption. All agreed that this could happen. Mr. Niederhauser, Nancy and David Lindal and Richard Weiss all agreed to meet to determine the final location. If this location is within 25 ft from the centerline of the road the group agreed to notify the ZA who would assist with Selectboard/Road Foreman approval of the location.

The DRB stepped through the list of standards under site plan/conditional use review and found the following:

Site Plan Review

Standard (E)1 – The speed limit on Academy is low enough that the traffic will not be impacted by traffic slowing to read the sign. Travelers are accustomed to parked cars, events and traffic slowing in this area based on current uses on Academy Road. No significant changes are expected.

Standard (E)2 – Some historic sign locations included a pull off. There is no pull off or new parking proposed in this sign location. Any parking would be as currently exists along Academy Road.

Standard (E)3 – There is no new landscaping proposed.

- Standard (E)4 – There is no screening proposed.
- Standard (E)5 – Bicycle and pedestrian access remains unchanged.
- Standard (E)6 – There is no storage proposed.
- Standard (E)7 – There are no buildings to be constructed.
- Standard (E)8 – There is no lighting proposed.
- Standard (E)9 – There is no noise resulting from this use.
- Standard (E)10 – There are no odors, smoke, dust, gases, or forms of air pollution resulting from this use.
- Standard (E)11 – There is no vibration resulting from this use.
- Standard (E)12 – There is no new source of stormwater resulting from this use.
- Standard (E)13 – This is a historic structure and its appearance and design is in accordance with guidance from the State of Vermont Division for Historic Preservation.
- Standard (E)14 – This use doesn't impact fire and public safety.
- Standard (E)15- There will be no waste generated from this use.
- Standard (E)16- There are no new utilities proposed.
- Standard (E)17-The intent of this sign is to commemorate the original location of TA by installation of a Vermont Roadside Historic Site Marker. This sign is located within the Town's Historic Preservation Overlay and its design and function meets the intent of this Overlay.

Conditional Use Review

- Standard (D)1 – This use does not create a demand for community services or facilities.
- Standard (D) 2 – See Site Plan Review Standard (E)17. The DRB has determined that the nature of the use and the State of Vermont's sign requirements confirm that the purpose of the sign meets the intent of the District and Overlay.
- Standard (D) 3 – Traffic is not expected to significantly increase and no changes to traffic patterns are expected. See Site Plan Review Standard (E) 1.
- Standard (D) 4 – The DRB finds that the application and use are in compliance with ordinances, bylaws, and regulations currently in effect.
- Standard (D) 5 – The DRB finds that the use will not interfere with the sustainable use of renewable energy resources.

Mr. Longwell made a motion to approve the application with the following conditions:

1. The final sign location shall meet the zoning side setbacks and be a minimum of 15' from the side property lines.
2. If the final sign location is not outside of the Town's ROW (assumed to be 25' from the centerline of Academy Road), the applicant will notify the ZA and proper Selectboard approval for erecting a structure in the Town's ROW shall be obtained.

Bill Bridge	Jesse Anderson	Don Longwell	Sean Mullen (chair)	Tim Taylor (vice-chair)
X	X	X	absent	absent

Mr. Longwell adjourned the meeting at 8:00 pm.

Respectfully submitted,
Mary Ellen Parkman

Approved on the ____ day of _____, 2018.

Don Longwell, Acting Chair