

**VILLAGE DEVELOPMENT REVIEW BOARD
DRAFT MINUTES
September 14, 2016**

PRESENT: Jim Mills, Randy Mayhew, Jane Soule
ABSENT: Keri Cole, One Vacancy
ALSO PRESENT: Gail W. Graves-Beardmore, Caroline Kimbell, Charlie Kimbell,
Robert Holt, Michael Brands

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

II. PUBLIC HEARINGS

A. Old Business

1. V-3233-16 Blue Horse Inn

The application is for Design Review Approval to place a metal chimney on East elevation of Inn. The property is located at 3 Church Street and is zoned Inn / Design Review.

The metal chimney and its support structure have been removed. There is no need for an application. A note will be placed in the file.

B. New Business

1. V-3260-16 Randolph Paxton

The application is for Conditional Use to use property as a short term rental. The property is located at 28 Pleasant Street and is zoned Residential High Density / Design Review.

The applicant was not present.

2. V-3261-16 Timothy & Lisa Dore

The application is for Conditional Use approval to use property for a short term rental. The property is located at 10 High Street and is zoned Residential High Density.

Ms. Graves-Beardmore, agent, presented the application.

The VDRB reviewed floor plans and a site plan of the property.

The home is located at 10 High Street.

The applicant distributed a list of rules which include: no more than 6 persons, no smoking, no parties, no noise after 10:00 pm, no animals unless previously approved, etc.

Chair Mills read the Short Term Rental requirements which state the home cannot be rented out more than 6 times per year.

A letter from the Division of Fire Safety was submitted.

Two parking spaces are required. Four are shown on a plan, although only three have direct access to the street.

Terry Davis is the manager noted on the application.

The VDRB reviewed the Short Term Rental and Conditional Use criteria.

Testimony was voted close.

3. V-3262-16 Kathryn Ritchie

The application is for Conditional Use approval to use property for a short term rental. The property is located at 10 High Street and is zoned Residential High Density.

Ms. Ritchie asked to withdraw the application.

4. V-3263-16 Jonathan & Wendy Spector

The application is for Design Review approval to remove cellar windows and install gutters on el of house. The property is located at 16 The Green and is zoned Residential Medium Density / Design Review.

The request was approved as a minor application via Design Review Board recommendation.

5. V-3269-16 Jed Dickinson

The application is for Design Review approval to replace asphalt shingle roof on cottage with a metal standing seam roof. The property is located at 21 River Street and is zoned Residential Low Density / Design Review.

The request was approved as a minor application via Design Review Board recommendation.

6. V-3268-16 Clayton & Abby Lyn Gillette

The application is for Design Review approval to change roof from asphalt shingles to metal standing seam. The property is located at 5 Church Street and is zoned Residential Low Density / Design Review.

The request was approved as a minor application via Design Review Board recommendation.

III. OTHER BUSINESS

A. Administrative Officer's Report

The report was issued and discussed.

B. Charlie and Caroline Kimbell

An informal request was made concerning the Tallarico property at 19 River Street. The Kimbells would like to purchase the property and transfer a barn and alleyway to the abutting property. Essentially they would like to switch lot sizes with the neighbor, Biele. There would be no impact on the character of the neighborhood. There would be no change in use, building size or placement. The property historically had been the size the Kimbells wish to have.

A lot line adjustment would work except that both properties are non-conforming as neither has the 20,000 square feet required in the Residential Low Density zone. The Tallarico property is 0.40 acre and the Biele property is 0.20 acre. The Town Planner explained that this area of the Village is over zoned, in that the district minimum lot size is larger than the majority of the area's lot sizes. This prevents subdivision.

After a lengthy review of the regulations, the VDRB agreed that a lot line adjustment with a Section 606 Nonconforming Uses and Nonconforming Structures review appears to be the best fit for the request. The Kimbells will submit an application.

IV. DELIBERATIONS

A. V-3233-16 Blue Horse Inn Continued

B. V-3260-16 Randolph Paxton Withdrawn

C. V-3261-16 Timothy & Lisa Dore

After discussion the following findings of fact were established:

1. The VDRB reviewed floor plans and a site plan of the property.
2. The home is located at 10 High Street.
3. The applicant distributed a list of rules which include: no more than 6 persons, no smoking, no parties, no noise after 10:00 pm, no animals unless previously approved, etc.

4. Chair Mills read the Short Term Rental requirements which state the home can not be rented out more than 6 times per year.
5. A letter from the Division of Fire Safety was submitted.
6. Two parking spaces are required. Four are shown on a plan, although only three have direct access to the street.
7. Terry Davis is the manager noted on the application.
8. The VDRB reviewed the Short Term Rental and Conditional Use criteria.

After additional discussion, Mr. Mayhew moved with a second by Ms. Soule to approve the application as presented. The motion passed with a 3-0 vote.

D.	V-3262-16	Kathryn Ritchie	Withdrawn
E.	V-3267-16	Wendy Spector	Approved Administratively
F.	V-3269-16	Jed Dickinson	Approved Administratively
G.	V-3268-16	Clayton & Abby Gillette	Approved Administratively

V. APPROVAL OF MINUTES

The August 24, 2016 minutes were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Michael E. Brands, AICP
Town/Village Planner