

FAIRLEE DEVELOPMENT REVIEW BOARD

May 24, 2011

Minutes

Present: David Fracht, Chair; Peter Lange; Tony Gahagan; Peter Berger; George Smith, Zoning Administrator; Dorothy Fuchs, Temporary Recording Clerk.

In attendance: Marc Roy, Applicant; Ralph Schwartz, former Recording Clerk.

7:03 Call to order by Chair.

Minutes of April 26, 2011 meeting unanimously approved by those who were present at the April 26 meeting.

Application #11-S-2, Site Plan Application, Marc Roy, Applicant

Site visit had taken place earlier in the evening with Marc Roy, David Fracht, Peter Lange, Tony Gahagan, George Smith, and Dorothy Fuchs present. Marc Roy was sworn in by Chair. Applicant summarized that he is an artist and wants to use the room attached to garage (formerly rented as part of the bed and breakfast business operated on the site) for an art gallery to be open only 8 am-3 pm on Saturdays, some Sundays or by appointment. Sign with lights would be the same as was in place for the bed and breakfast. Lange inquired about the sign. Roy responded that it would be the same sign as it was for bed and breakfast with a hooded light on each side. Lange brought up the vegetation of the neighbor on the north boundary blocking the view of pedestrians and fast-moving trucks when exiting that driveway. Roy stated he is would be willing to reverse entrance/exit driveways so traffic would exit via the south driveway. Fracht asked if Roy plans to continue his property as a tourist home. Roy responded "not at this time". Fracht adjourned the hearing at 7:17 pm, Roy left the building and the Board went into deliberative session.

7:20 Board came out of deliberative session. Lange made motion that the Board accept application for Conditional Use and Change of Use for Marc Roy to open a craft gallery in an existing structure adjacent to his home located at 367 Rte 5 North Main, Fairlee, Tax Parcel 24-21-51 with the condition that the north driveway be used to enter and the south driveway be used to exit the property in order to have better visibility. Fracht requested the Board Members bring questions or observations made at site visits to the attention of the rest of the Board while they are still at the site. Board later agreed that since the property is in the commercial district, it is a permitted use and the property has been a business in the past, a Conditional Use Permit is not needed. Smith said he had changed it to Site Plan Application on the Public Notice.

Secret Acres #11-S-2, #11-W-2, #11-Z-1

Matthews Properties #11-S-1 & #11-W-1

7:22 pm David Matthews entered meeting. He presented maps of "Secret Acres" and "Matthews Properties" for the Board's final review and approval before having expensive mylar copies made. After reviewing and discussing the maps presented, the Board requested that the "Secret Acres" map be updated to reflect more detail of separate lots. The "Matthews Properties" map was accepted without changes. David Matthews left the meeting at 7:45 pm.

Application #11-Z-2 & 11-W-4 Tax Parcel #22-20-85, Scott and Robyn Sargent, Applicants

There was discussion of the Sargent decision as to whether the stipulation that there not be a driveway next to the Thatcher property (west side) to the building applies forever or is only as long as Sargent owns the property. Smith stated a permit runs with the land and it would be an access permit issue (if someone constructed a driveway) and the Zoning Administrator could issue a violation of permit. It was decided to use the term “vegetative cover” in the decision wording.

Next Meeting

Smith informed the Board that the next meeting would be June 14, 2011 Site visit at 7:00 pm followed by hearing at Town Hall at 7:30 pm for #11-W-5 Michael, Edward & David Polli, owners; Mickey Rowland, applicant and agent for owners, regarding Waiver Application for property located at 4358 Lake Morey Road, Parcel #23-20-64.

The Board thanked Ralph Schwartz for all his work as recording clerk of the DRB. He is moving out of state in a couple days.

Lange made motion to adjourn, with Gahagan seconding. Meeting adjourned at 8:12 pm.

Respectfully submitted,

Dorothy J. Fuchs
Temporary Recording Clerk