TOWN OF CHARLOTTE
ZONING BOARD OF ADJUSTMENT
OCTOBER 14, 2015

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MEMBERS PRESENT: Frank Tenney, Chair; Jonathan Fisher, Stuart Bennett, Matt Zucker. Absent: Andrew Swayze.
ADMINISTRATION: Britney Tenney, Zoning Clerk.
OTHERS PRESENT: Annie Kelton, Douglas Webster, Jenny Cole, Sue Smith, Larry Hamilton, Janet Smith, Mark Smith, Alexander LaRosa, Evan Metropoulous, Ramos Pizzagalli, Caryn Metropoulous, Georgia Poulas, Constantane Poulas, Gregor Masefield, Alex Lorimer, Martha Hunt, Tim Hunt, Lynne Jaunich, Jacob Spell, Sam Ruggiano, Jeff Hill, Matthew LaFrandra, Adam Hausmann, Cat Hill, Silas Hill, Jessie Bradley, Catherine Metropoulous, Dorothy Hill, Christina Moulton, Matt Moulton, Anthony Moulton, Gerald Bouchard, and others.

Minutes subject to correction by the Charlotte Zoning Board of Adjustment. Changes, if any, will be recorded in the minutes at the next meeting of the Board.

5:30 p.m.: ZBA-15-06 Site Visit, Edgewater Center, LLC, 1046 Ethan Allen Highway.

AGENDA:
6:30 PM: ZBA-15-06: Conditional Use Review to turn an existing barn into an event facility under Section 4.3 Adaptive Reuse of an Existing Historic Structure. The property is located at 1046 Ethan Allen Highway, is owned by Edgewater Center, LLC, and is located in the Route 7 Scenic Overlay District.

CALL TO ORDER
Mr. Tenney, Chair, called the meeting to order at 6:34 p.m.

ZBA-15-06: CONDITIONAL USE REVIEW TO TURN AN EXISTING BARN INTO AN EVENT FACILITY UNDER SECTION 4.3 ADAPTIVE REUSE OF AN EXISTING HISTORIC STRUCTURE. THE PROPERTY IS LOCATED AT 1046 ETHAN ALLEN HIGHWAY, IS OWNED BY EDGEWATER CENTER, LLC, AND IS LOCATED IN THE ROUTE 7 SCENIC OVERLAY DISTRICT.
Tim Hunt and Martha Hunt, Edgewater Center, LLC, and Sam Ruggiano and Gregor Masefield, architects, appeared on behalf of the application.

STAFF NOTES
Mr. Tenney reviewed staff notes.

SITE VISIT REPORT:
Mr. Bennett reported on the following:
Attending were ZBA members Frank Tenney, Matt Zucker, Stuart Bennett and Jonathan Fisher; Britney Tenney, ZBA Clerk; Sam Ruggiano and Gregor Masefield, Ruggiano

Architects; Tim Hunt and Martha Hunt, owners; and other interested parties. The Ruggiano Architects presented a plan for an adaptive reuse of an existing historic barn as an event venue, and a tour of the physical orientation of the exterior property.

The following participants were sworn in:
Martha Hunt, Tim Hunt, Gregor Masefield, Sam Ruggiano, Evan Metropoulous, Alexander LaRosa, Annie Kelton, Alex Lorimer, Larry Hamilton, Jenny Cole, Sue Smith, Lynne Jaunich, Douglas Webster, Christina Moulton, Constantane Poulas, Jeff Hill, Dorothy Hill, Mark Smith, Ramos Pizzagalli, Janet Smith, Georgia Poulas.

APPLICANT COMMENTS
Mr. Ruggiano and Mr. Masefield reviewed site plans as follows:

- A re-adaptive use of an existing barn on the Hunt's property, known as Edgewater Center, LLC.
- The properties location related to Route 7, the existing barn, existing pond, existing mound system for the existing house and existing driveway access.
- Sheet 2 of the Site Plan related to Route 7, barn, house, the existing driveway was proposed to be moved north to create a parking lot, location for an overflow grass parking area, access to the back of the building, proposed mound system, a proposed storm water retention pond, and proposed landscaping.
- Sheet 3 of the Site Plan showing a larger scale of the existing barn with main barn entrances, house, and an underground fire suppression tank. The State of Vermont permit to move the existing driveway has been received. An existing part of the barn would be taken down and a new portion would be constructed. A 15' wide by 57' long deck running north to south would be added.
- Sheet A-001, a colored landscaping plan, showed the location of a gravel parking plan to be screened by dwarf and semi-dwarf apple trees, the 15'x57' deck on the west side of the barn, an entry moved to the side, and existing trees and lawn would be left intact. The barn would be visible from Route 7 as per the Vermont Land Trust. Flower beds on the north and south would be planted. Regarding the driveway(s) all turning radius would accommodate emergency vehicles and there would be room for a turn around. There were fire department access to the north and west sides of the barn. Sliding doors for barn drive-up bays were shown on the site plan. The object was to take the barn building from a state of collapse and renovating it using historic photographs for the details. The "Granary" was shown with three barn doors.

PUBLIC COMMENTS
Ms. (Dorothy) Hill, neighbor to the Hunt property, stated that the main barn historic slate roof was not in disrepair and was removed by Tim Hunt. Mr. Masefield explained that the roof was in bad condition and rain was coming in. The main members were 'gone'. The building was taken down because it was dangerous. The roof replacement plan was to replicate the two fishtail bands and the '1890' date in slate to match the color as close as possible, said Ms. Masefield.

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Mr. Tenney asked what the total impervious surface area was. Mr. Masefield replied that there would be a total of 1.1 acres of impervious surface out of a total 11.5 acres.

Mr. Masefield explained the detail drawings of the fishtail bands and letter configuration of the slates. The number of slates to make up the number "1" was calculated by taking measurements of the rafters and figuring out the reveal, said Mr. Masefield.

Ms. Cole asked what the use of the building would be related to the number of events and people per event.

Mr. Hunt said that Vermont Seagreen Slate Company was consulted regarding the slate used on the barn. The slate had a 120 year life based on the date on the barn. The useful life of the slate had been met. He tried to save the original slate. Ten percent was salvageable and most were deteriorated, said Mr. Hunt. Ms. (Dorothy) Hill stated that if that was the case then the slate on the house would need to be replaced. That slate was one year older than the slate on the barn, said Ms. Hill.

Mr. Tenney explained that the role of the ZBA was to discuss the use; what could, or could not, happen there.

Mr. Metropolous, neighbor to the north, recommended that another site visit was needed. The applicant should stake out the areas where the lagoon, parking lots, etc., would be, said Mr. Metropolous. Mr. Tenney noted that the Charlotte Planning Commission would handle that.

Ms. Kelton asked for clarification of the landscaping plan. Mr. Tenney said that also was a site plan review by the Planning Commission. The ZBA reviews 'use' and external areas to do with that use, reiterated Mr. Tenney.

Mr. Tenney said that the proposal mentioned 150-200 people per event. Mr. Ruggiano replied that the 150 person number was based on the septic design and capacity.

Mr. Tenney asked how many events would be held. Mr. Ruggiano explained that events would occur Friday, Saturday and Sunday for a total of 156 days, and with holidays for a total of 180 days. Events could be weddings, retirements, or special functions. The events could end no later than 11:00 p.m., said Mr. Ruggiano.

Mr. Tenney asked what types of activities would occur on the porch, such as external music, or sounds. Mr. Ruggiano replied that the deck was in the el of the barn and would not be visible from Route 7. There shouldn't be any undue or adverse noise on the porch. No music on the porch, said Mr. Ruggiano.

Ms. Moulton, neighbor two properties away, stated that she has been hearing people all summer and a lot of noise, which is a concern. She has a small child and the noise keeps the child awake. She moved to Charlotte for the quiet space. She has worked at the Old Lantern and service industry for many years and knows how noisy it can be. Who would

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monitor who was outside. Who would monitor the noise. She can hear the music concerts at the Shelburne Museum at her house. Her dogs have been barking due to the noise from the Hunt property. Will it just weekend events – people get married during the weekdays too. Traffic was a concern. She knows how dangerous it is getting out of her own driveway, said Ms. Moulton.

Tim Hunt explained that the licensed catering service, Let's Pretend Catering, was hired to service and monitor alcohol. The caterer has a good reputation for managing events, said Mr. Hunt.

Ms. Moulton stated that party people were loud. There has been noise for one year while the Hunt's have had construction on-going. She has a small child and the noise affects the tranquility. She has an old house with no air conditioning and needs to open windows. What can she do, asked Ms. Moulton. Mr. Tenney pointed out that the Town has Zoning Bylaws to deal with decibel levels.

Mr. Ruggiano said that a sound study was done by Resource Systems Group. A rock band has a 105 dB level, 70 dB were allowed as per Town standards, and the nearest neighbor shouldn't hear anything over 33 dB, said Mr. Ruggiano.

Mr. LaRosa said that the ZBA should address the sound study. It was not clear that the study took all possible assumptions. It was based on indoor noise with one door open. It was unreasonable to have 'one door open' when there would be an open deck. Vermont has two standards regarding noise: 1. a continuous measurement over one second, and 2, a maximum measurement over one second, explained Mr. LaRosa.

Ms. (Janet) Smith, Lime Kiln Road neighbor, said that when the Shelburne Museum holds concerts she can hear the lyrics and bass beat clearly. It is irritating. She has an old house with no air conditioning and has to have open windows. Traffic on Route 7 was a big concern. Route 7 was a dangerous road. Cars go off the road and there are lots of accidents, impaired drivers and speeding. If the idea was to accurately save the barn as an historic structure then there should be accurate use as well. It should remain as an old barn and farm house, said Ms. Smith.

Mr. Bennett asked if Edgewater Center, LLC was a business. Mr. Hunt replied that the LLC was the owner of the property as a business purpose for agricultural use.

Mr. Bennett said that the presentation he was hearing was for a commercial use, not an agricultural use. At the site visit he heard some agricultural references. A big issue for conditional use was the standard for Character of the Area; how it was defined and how consistent is was, pointed out Mr. Bennett.

Mr. Hunt said that he was in continual discussion with the Vermont Land Trust regarding a farm use of the land. He has talked with industry professionals regarding the growing of cut flowers, or fall crops such as pumpkins and gourds. When the property was split up it left 6 acres of agricultural land. He would maximize that farm land. He was doing the

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best he could. Currently the agricultural land was hayed by Nordic Holsteins, LLC as required by there terms with the Town. He was looking to generate more cash flow with flowers or pumpkin crops then with hay, said Mr. Hunt.

Mr. Bennett asked if a helicopter pad was put in the middle of the agriculture hay field does that mean a limited commercial use. Mr. Ruggiano said that the Conditional Use standards included varying uses; for example, a restaurant. The Center was proposing a commercial use for an event center to fund fixing and preserving the barn and maintaining the character of a farm. As per the Vermont Land Trust, a portion of the barn has to remain in an agricultural use. They were trying to find someone to do that use. Looking for a conditional use, said Mr. Ruggiano.

Mr. Metropolous, a 30 year resident, said that previous Town boards have specifically protected the Route 7 vista corridor. A business use to preserve an agricultural use is BS to convince the Town to approve the application. Tim Hunt tells hem a different story every time he sees him. He doesn't want his peace disturbed. The areas talked about and shown on the site maps need to be staked out exactly. Mr. Hunt is already marketing the property. Someone drove up to his property and asked if his home was an event center. Where is the nature path that's supposed to go to the Park. Mr. Hunt's number one goal is getting a business up and running. Right now it is a pleasure driving up Route 7 with the trees and open vistas. He was trying to work with the Hunt's, however, the plans keep changing, said Mr. Metropolous.

Ms. Cole, Park Oversight Committee member, said that the Park committee didn't get to discuss noise related to the proposed use with the applicant.

Ms. Cole read the Charlotte Park and Wildlife Refuge Mission Statement and Purpose. Noise levels were important to discuss. The Park surrounds the Hunt property and we need to look into the noise levels. Regarding use of the Park land, Ms. Cole read portions of the application that said that the 'Park hours would be honored', and that 'security personnel would be hired'. There were questions on how the Center would use the Park land for any of their business activities, how they would control it as a business, and is it an appropriate use of the Park land, said Ms. Cole.

Mr. Tenney asked if it was on the Center's proposal to have overflow parking on Park land. Tim Hunt said it was discussed at the site visit so that was correct. Overflow parking would default to the north shared curb cut and would go to the right to a shared use area and park. A proposed path to the Park goes north and then west outside of the septic systems onto the Park land. He had suggested doing an ADA study for a Park path access, said Mr. Hunt.

Mr. Tenney asked how the business use would affect the Park use for those who want to enjoy the Park. Mr. Ruggiano replied that he would be willing to work with the Park Oversight Committee. A Park path was not shown on the site plan since there were no defined details yet, explained Mr. Ruggiano.

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Mr. Bennett expressed concern that there has been defined path yet. Mr. Ruggiano said it was another step to go over with the Planning Commission. Mr. Tenney said he was not sure it was under Planning Commission review – it might be the Selectboard. Mr. Hunt stated that a path easement was not to affect the agricultural use of the property.

Mr. (Mark) Smith, neighbor, said he was hearing a lot of talk of preservation. However, this is an event commercial center for concerts, weddings, etc. that would affect traffic on Route 7, there would be drinking issues and people making loud noise. This is a nice quiet area. It would change the character of the area, stated Mr. Smith.

Ms. Metropolous said that the lots to the north and south have always been residential, which should be a maintained use. Regarding the commercial aspect, for example, South Burlington allowed gas stations, which begat more commercial uses. Someone could come in at a future time for a similar business in 2, 4, or 5 years from now. Maintain the status quo as it is now. Think in the long term, said Ms. Metropolous.

Ms. Jaunich, neighbor, said she has lived across from the Smith's for 15 years. Tony Perry developed his farm and put very restrictive covenants on the property. She was thankful the Town did that. It created a sanctuary and she pays for that via property taxes on her "view". It takes longer to turn left and head north out of her driveway on Route 7. Was a traffic study done, asked Ms. Jaunich. Mr. Ruggiano explained that the traffic analysis was based on an IT Trip manual, using a recreation community center, which was the closest to the proposed business use in the manual. The study was for Friday through Sunday traffic, said Mr. Ruggiano.

Mr. Bennett said he believed people new to the area would drive up Rout 7 and see a lovely 'center' there and they would stop in unexpectedly. The traffic study can't account for that type of traffic, said Mr. Bennett. Mr. Ruggiano said it was the 'off peak' type of traffic Mr. Bennett was talking about. A closed sign could be put up, suggested Mr. Ruggiano.

Mr. Ruggiano said that they had the 1-11 curb cut approval from the state. The curb cut that met sight distances, and included a wider entrance. Forty-three p.m. peak hour trips were expected, which was a conservative number, said Mr. Ruggiano.

Mr. Tenney said that the proposal was showing 60 parking spaces. That meant there would be 60 cars trying to leave or come in at the same time, pointed out Mr. Tenney. Mr. Fisher said that turning left and going north on Route 7 was a problem.

Mr. LaRosa said that the trip manual was a good source, but 43 cars equaled 120 people. A more accurate traffic analysis was needed. People unfamiliar with the area could create problems. There was a blind curve and two lanes merged into one at the top of the hill coming up Route 7 from the south. That stretch of road was on the cusp of a 'high traffic crash' location. The ZBA should consider that and VTrans traffic analysis' of the road. Regarding the Character of the Neighborhood conditional use standard, the Hunt property is in the Route 7 Overlay District, which is a residential area. The houses are tucked

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behind the hill. Would the screening for the parking lot affect the view corridor. The ZBA should look at that closely. The facility could be smaller, such as a maximum of 75 guests. Regarding the stormwater plan, the pond is sized to accommodate flows for the existing conditions. It is in the Lake Champlain basin and new developments must meet the new stormwater management regulations and that is a net zero phosphorous load. The new stormwater permit requirements may request a different pond location, site plan locations of buildings and orientation, driveways, etc. the ZBA should consider those. Regarding wildlife impacts; the animals at the Park could be impacted, such as nocturnal turkeys, deer, or bear at sunset hours. A wildlife impact study needs to vet that out more fully, said Mr. LaRosa. Mr. Ruggiano said that the applicant has a Vermont Fish and Wildlife letter that indicated that there were no critical wildlife in the area. Ms. (Janet) Smith stated that she has moose, bobcat, fox, and coyote in her back yard. There are critical wildlife in the area, said Ms. Smith.

Mr. Pizzagalli, a neighbor, said that his concern was traffic, and the proposed use as it related to the Town Plan. How can someone do a venue for parties. It doesn't fit into the Town Plan, or Demeter Fund. It is not what the Demeter's had in mind, said Mr. Pizzagalli.

Ms. Cole, Park Oversight Committee member, said that the Town has allowed a waste water use on Park land for agricultural uses. Was there any intent to use that easement for agriculture, or events, asked Ms. Cole. Mr. Tenney said that septic issues were the purview of the Sewage Control Officer. Ms. Cole replied that the use of the septic easement was an agreement by the Town and Park Oversight Committee. Mr. Tenney said that it was for the Selectboard to answer. If the application was approved and it was part of the plan the ZBA would waive that particular part based on the Selectboard oversight, explained Mr. Tenney.

Mr. Hunt said that as per the plan all septic is on site and on the property. There is a 10 acre septic easement on Park land, which has an agricultural use restriction. When the Town had discussions with the Vermont Cheese Factory regarding use of the barn he heard that there wasn't sufficient agricultural septic and the septic would have to be split up. He had no first hand knowledge about it, said Mr. Hunt.

Mr. Bennett reiterated that the Character of the Area was a concern. We have heard about the Demeter Fund and Vermont Land Trust easements. The applicant has submitted a Vermont Land Trust letter, received this date. The septic easement is specific for no commercial use. The Vermont Land Trust letter talks about this as "…it is recognized that there was no suitable place to locate the associated septic system inside the farmstead complex and so the VLT approves of the location to the west of the complex." The property is in an agricultural and residential area. If the commercial use was approved then the next day someone could come in to do the same thing, said Mr. Bennett. Mr. Ruggiano said that the event center was a way to get money to do the barn restoration.

Mr. Bennett said he understood a return on cash flow. You have to be realistic of where you are. It appears that the agriculture was window dressing to make the other,

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commercial use, look good. The location of the property is the problem. Regarding Character of the area, the consideration is; it consistent, and how to get around that. It is a nice building. It is the use that is the issue, reiterated Mr. Bennett.

Mr. Ruggiano said that the conditional use standards were clear on potential uses; for example, we could put in a restaurant. Mr. Bennett replied no. There were no commercial restaurants in the area. The closest would be along F-5. Mr. Tenney said the size is a problem. The number of occupants at the barn at one time, and the hours of operation. If it was a B-n-B that might be approved. Mr. Masefield pointed out that included in the list of uses was a health clinic.

There was discussion regarding uses in the immediate area, such as the Nordic Holsteins, LLC farm versus a Jolley gas station, which did not exist in the area. Mr. Hunt said he went through the rules and regulations on what he could do with the old barn. Where in the regulations are we asking for what's not in the area. Nowhere does it say that at 1046 Ethan Allen Highway we're not going to like you, said Mr. Hunt.

Mr. Tenney said that the question was - does it fit in the Character of the Neighborhood, not that it can't be allowed. We don't define an event center, said Mr. Tenney.

Mr. Masefield read Conditional Use, #16, "…and combinations of the above." We could do combinations of all those, suggested Mr. Masefield. Mr. Bennett said it cycles back to Conditional Use and brings back the Character of the Area question. There were not a lot of different uses in the Route 7 Overlay District. It was wide open and residential, pointed out Mr. Bennett. Mr. Masefield stated that Nordic Farms across the road was a commercial business.

Mr. Zucker summarized that we have talked about sound and visual esthetics. We need to stay away from subjective factors, said Mr. Zucker.

There was further discussion regarding conditional uses related to character of the adjoining properties. Ms. Tenney read Zoning Regulations, page 66, regarding character of adjoining properties. The ZBA could condition approval so it 'fits' in the character of the area; and page 19 regarding the Route 7 Overlook Scenic District purpose.

Mr. Tenney reviewed page 19, and noted that the Town Plan identified areas of special features and protection of historic resources.

Mr. Fisher said that the regulations have preserved resources of the overlay district and early zoning in the 1960s have held back commercial development. The overlay district preserves visual sight lines and views, said Mr. Fisher.

Ms. (Dorothy) Hill asked the applicant if they had applied for a state barn preservation grant. She had applied for a grant to save the early 1800s barn grant and didn't get it. The 'use' of the barn had to be the original intent, which was agricultural. The Hunt barn wouldn't be a barn or used for its intended use anymore, stated Ms. Hill.

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Mr. Metropolous said that most of the people attending this hearing weren't property neighbors. How would they be contacted for a notice of meetings, asked Mr. Metropolous. Ms. Tenney replied that they are now 'interested parties' if they signed in.

Mr. (Mark) Smith said that regarding the character of the area – it was a feeling and esthetics – there shouldn't be any changes to those. When you allow a commercial business in then you can't keep others out. Nordic Farms is a farm operation in rural Vermont. An events business versus a farm are two different things. Traffic and noise changes the character of the area, which is a concern, stated Mr. Smith.

Ms. Poulas said she lives north of the barn. When she purchased her property she couldn't get a shared driveway use from the Edwards. There were restrictions in place on the number of curb cuts on Route 7, said Ms. Poulas. Mr. Metropolous explained that the state allowed only two curb cuts off Route 7. It was dangerous, said Mr. Metropolous.

Ms. Cole said that regarding the proposed project, there are some examples of use with barns; for example, the Isham barn in Williston, or the Monitor Barn in Richmond. There are examples of agricultural uses as a balance for other uses. It is a scales question. The number of events and number of people, for example, said Ms. Cole.

Ms. (Janet) Smith said that she had been approached by a small business in the past to grow vegetables and herbs for an infused oil business use on her property. It was denied by the Town. Why approve this business, asked Ms. Smith.

Ms. Hill said that there were other applications for commercial uses denied by the Town:

- Steve Denton's gas station at the Route 7/Church Hill Road intersection for parking his trucks was denied.
- Chris Fortin has a landscaping business on Lake Road that was denied a Contractor's Yard permit.
- Randall Smith, Lake Road Extension, wanted a seasonal boat dock and offered to donate 100 acres with lake shore to the Town, but was denied. Now there are large homes there.

The Town has a track record of denying small scale commercial uses, said Ms. Hill.

Mr. Fisher said that the application was for an adaptive reuse of a barn versus your examples and it falls under different uses.

EXHIBIT A: the ZBA members reviewed and accepted a letter submitted by Dorothy Hill, dated 10/14/2015, regarding the application related to the Town Plan. The letter was marked as Exhibit A.

Mr. Fisher asked Mr. Hunt how long it would take to submit a traffic study. Mr. Ruggiano replied that it would not take long at all. There are existing traffic studies of Route 7 by VTrans. It may take a few weeks to submit, said Mr. Ruggiano.

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Mr. Fisher asked if the 1-11 state permit was based on the size of the operation. Was there any discussion of a turn lane into the property, asked Mr. Fisher. Mr. Ruggiano replied that they had to have all permits in hand before seeking a 1-11 permit as outlined in the Letter of Intent. The applicant has submitted a letter signed off by the Department of Agriculture, said Mr. Ruggiano.

Ms. Tenney said that there was no letter from the Department of Agriculture in the Town file. Mr. Ruggiano handed a copy to Ms. Tenney.

EXHIBIT B: the ZBA members reviewed and accepted a letter from the Vermont Department of Agriculture, dated 06/26/2015, regarding mitigation of on-site agricultural land preservation related to soils on the property.

There was further discussion regarding air conditioning tanks and air handling units behind the dumpsters; screening restrictions in the view shed; trees proposed to the north of the barn that were of a type allowed by the Vermont Land Trust; a suggestion that a dumpster could be placed in a shed versus fenced off or screened (Mr. Tenney pointed out that would mean another building on the property); what the septic capacity maximum was (Mr. Hunt said that there would be no port-a-potties); and that staff was included in the 150 maximum people per event.

Ms. (Sue) Smith, Park Oversight Committee member, said that the Demeter Park was a concern, such as people from the events going into the Park to watch sunsets. How would the event center maintain the integrity of the Park border, asked Ms. Smith. Mr. Hunt said that the Park could hire security to help regulate that, He hasn't asked the Park to provide security for his property from 4-wheelers, people walking dogs, etc., said Mr. Hunt.

Mr. Bennett said that there was a conflict of uses – Park use versus large event use with people on the ridge line. Intense commercial use versus a low key Park use that closes at sunset, said Mr. Bennett. Ms. (Sue) Smith said the Park closes and locks a gate at sunset.

Ms. Cole said that tourist access needs to be resolved. The Town access from Route 7 was for a limited use - for equestrian use, horse trailer parking, and ADA uses of a path to the Park. Traffic on Route 7 was a concern then and now. The Park Committee wanted a discussion on how the Varney property would control use. There was talk about gated control, said Ms. Cole.

Ms. (Sue) Smith said the Park has access at the Thorp barn. The Varney farm access was too dangerous for general use and speed of the traffic.

Mr. Tenney said the proposed site plan proposed a tent location. How does that work, asked Mr. Tenney. Mr. Metropolous asked if there would be outdoor weddings. Mr. Hunt replied that a tent location was proposed at the west side of the barn if someone wanted an event outside. A tent was not proposed as a primary use, explained Mr. Hunt.

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Mr. LaRosa said the ZBA should consider the impact of a tented event. The decibel levels were important, said Mr. LaRosa.

Mr. Tenney said that the tent area proposed extends farther west than the building you are replacing. Driving north to south you would see it as per sheet A-101. It looks like an activity outside of the building, said Mr. Tenney. Mr. Hunt replied that it was an option for the types of things that could be held. He didn't own a tent, said Mr. Hunt.

Mr. Fisher said that there should be another sound study for outside uses. Mr. Hunt said he would be happy to get rid of the tent area.

Mr. Metropolous said he didn't like outside cocktail parties. People would wander up the ridge and onto his property, said Mr. Metropolous.

Mr. Tenney said that the ZBA would need more time to review the material submitted and process the information.

Mr. Fisher requested a screening plan for the dumpster from the Vermont Land Trust.

Mr. Ruggiano asked for a recess and a written memo so they could prepare the answers. Mr. Tenney said that staff could provide a memo.

Ms. Cole said to keep in mind that there were trails in the Park looking toward the easterly views of the Green Mountains when proposing screening around the barn area. Screening should be limited as far as blocking the east views and keeping the open mountain views, said Ms. Cole.

Mr. Fisher asked the applicant to make sure the proposed dwarf apple tree height was acceptable to the Vermont Land Trust. Mr. Ruggiano replied he would do that.

MOTION by Mr. Fisher, seconded by Mr. Zucker, to continue the hearing regarding ZBA-15-06, the Tim Hunt, Edgewater Center, LLC., Conditional Use application to turn an existing barn into an event facility under Section 4.3 Adaptive Reuse of an Existing Historic Structure, located at 1046 Ethan Allen Highway in the Route 7 Scenic Overlay District, to November 18, 2015, at 7:00 p.m.
VOTE: 4 ayes, 1 absent (Mr. Swayze); motion carried.

DELIBERATIVE SESSION
The ZBA entered Deliberative Session at 8:49 p.m.

ADJOURNMENT
The ZBA adjourned the meeting at 9:55 p.m.

Minutes respectfully submitted, Kathlyn L. Furr, Recording Secretary.

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