

**TOWN OF WESTMINSTER
DEVELOPMENT REVIEW BOARD
May 3, 2021**

Members Present: Chris Potter (Chair), Tim Harty (Vice Chair), Ed Harty, Oliver Brody, and Don Anderson (Clerk)

Others Present: Steve Cheeney, Gary Dawkins, and Russell Hodgkins (ZA)

1. Call to Order: Chris Potter (Chair) called the meeting to order at 6:30 P.M.

2. Adjustments to Agenda: No adjustments needed for that evening.

3. Acceptance of Minutes: Ed Harty made a motion to accept the minutes as corrected with Tim Harty seconding it. Corrections were: Page 3 – tune vs. toon (Could be found ½ way down page). Page 4 – and instead of an (Found last sentence of deliberative session). The motion passed 5-0.

4. Communications and Public Comment: None

5. Unfinished Business: (Discussion / Action):

a. Camporama – The Chair told the meeting that this item was placed on the agenda to determine what is next for the camping area located on Westminster Heights Road. Gary Dawkins (Camper) told the Board that he was at this meeting to talk over the letter that was sent to Mr. Cheeney and to see when they could continue their camp sites and what changes need to happen. He continued saying that he sold the large generator that was the loudest one of concern and told the Board that he was in the process of looking for a new one from Harbor Freight. It is a Predator brand that is extremely quiet. Steve Cheeney (Property Owner) told the Board that Kevin Bush (Camper - not present) has purchased a solar panel to generate power to be stored in large batteries and will not be supporting a generator this next season. Steve also offered the fact that he was willing to run power from his house to the campers so that the air conditioners could run relatively silent in the heat of the summer. Steve continued that he is proposing to move the campers closer to his house which will be helpful with the noise for the abutting properties. Steve told the Board that his goal is to eliminate the generator use completely at night and strictly use them between the hours that the Board has deemed acceptable. Gary Dawkins told the meeting that all of the sewage and gray water is being trucked off the site using a large container and is dumped in a proper disposal facility. He also told the Board that a porta-potty is being rented for convenience of the campers. Steve Cheeney told the Board that the water that is being supplied to the site, by his house, is a recommendation from the previous DRB members who issued the permit. He assured the Board that all the water being used is being disposed of appropriately using the method Gary Dawkins had just explained. Chris Potter after hearing no further questions or testimony from the other Board members or the guests, summarized the discussion and asked that the Zoning Administrator to write up an agreement for the Board to view and then pass along to the property owner (Steve Cheeney) and the Campers. All will sign so that this agreement

can be placed in the files at the Town Hall for years to come. At that time, Mr. Cheeney asked when the campers could move in for the season. The Board agreed that with this plan in progress, they can move in anytime.

b. Shumlin Subdivision – update - The ZA told the Board that Mr. Shumlin rescinded his application today for a Minor Subdivision for the reasons given to the DRB by the Town's legal counsel. Ed Harty asked for the main reason of the rescinded application and what is Mr. Shumlin going to do. The ZA responded that it is Mr. Shumlin's intension to re-apply for a Major Subdivision which means more information, research, and paperwork on his part. This new application will be heard in July.

Tim Harty requested to send a formal request to the Planning Commission for an amendment to the existing Bylaws to clarify a Minor Subdivision from a Major Subdivision. This would require matching the State of Vermont's definition of subdivisions and the process which follows. The ZA will write the request for approval of the DRB.

c. Findings of Fact – Hiam/Reily – The ZA told the Board that in their packet was a draft of the Findings for the application heard by them last meeting. The Chair gave the Board time to read it and ask questions about the content and decisions. When completed, the Board agreed that it was accurate and to have the clerk sign it for a permit to be created.

6. New Business – DEVELOPMENT REVIEW:

A.) Information regarding next months meeting:

The ZA told the Board that the top page of the three applications to be heard next month are in their packet. He explained each of the applications and what the Board is going to be asked to accept or deny. A few questions were asked and the ZA answered them to the best of his knowledge at this time.

7. Other Business (Discussion / Action): Tim Harty made mention that he liked the information of the next months hearing in the packet so that if he wanted to visit the site he could.

8. Date of Next Meeting: Monday, June 7, 2021 at 6:30 PM at the Town Hall (upstairs). The ZA told the Board that he was going to instruct the applicants to wait outside until its their turn for the safety of the Board and the applicants. All agreed that this would be safer for all involved.

9. Adjournment: Oliver Brody made a motion to adjourn with Tim Harty seconding. The motion passed 5-0 at 8:14 PM.

Signature of Clerk

Date

Prepared by Kelley Thayer & Russell Hodgkins

(Note: These are unapproved minutes. Corrections, if necessary, will be found in the minutes of the next DRB meeting.)