

**Town of Wolcott, Vermont
Development Review Board
Minutes of Meeting**

Date of Meeting	6/12/19
Date of Draft	6/14/19

Approved: _____ Date _____

*Present at the meeting: Planning and Zoning Members: Present = X
DRB = Board PC = Planning Commission*

Maxfield English	DRB/PC	X		
Chad Roy	DRB	X		
John Phelps Jr.	DRB	X		
Kim Gravel	DRB			
	DRB			
			Tom Martin Zoning Adm.	X

Others Present –See Attached

6:18 PM #2184C Fay Lauber – 2 lot Subdivision

Fay presented;

- Application #2191S to subdivide an existing house and 30 or 50 acres of land.
- 2 Preliminary Sketch Plans by Chaffee Surveying showing the locations of the proposed subdivision.

Discussion ensued on the general and specific standards of the proposed subdivision that would comply with the conditions of approval as defined in Section 4.01 Dimensional Requirements 1,a b (1) (2) (3) c and d. There was general discussion of the definition of a (regular shaped lot) and how it applies to dimensional requirements.

Hearing was recessed to July 10, 2019 @ 6:15 PM to research the definition of a “regular shaped lot” and how it applies to dimensional requirements in the Wolcott Subdivision Regulations.

7:05 PM #2195C Robert & Sara Schlosser – Host Social Functions

Robert & Sara presented;

- Application #2195C to Host Farm to Table Functions on their 80 acre homestead.

Florence Falk submitted a letter of her concerns. (see attached)

A motion by John seconded by Chad to approve the application with the following conditions, all approved.

Conditions of approval;

1. Events are limited to 10 per year.
2. Events can be held any day of year.
3. Hours of operation will be held from 8 AM to 10PM all noisy activities will end by 10 PM clean up by 11 PM
4. Attendance is limited to 250 guests and 50 staff and performers.
5. Parking will be held on site and limited to 300 vehicles. No parking allowed on Town Hill Rd.

Hearing was closed at 7:40 PM

7:50 PM #2194Z William Landis & Jackie Ferber – Site Plan Review

William & Jackie presented;

- Application #2194Z Site Plan Review to check if their proposed subdivision will comply with dimensional requirements of an approved lot.

The board ruled that the proposed subdivision would not comply with the conditions of approval as defined in Section 4.01 Dimensional Requirements 1,a b (1) (2) (3) c and d.

Hearing was closed at 8:10 PM

Respectfully submitted

Tom Martin, Clerk of DRB

DRAFT