

**Development Review Board
Meeting Minutes
Wednesday, November 8, 2023, at 6:00 PM**

**Town of Fairlee
Town Hall, Grange Room
75 Town Common Road
Fairlee, VT 05045**

And by ZOOM videoconferencing and teleconferencing.

Wednesday, November 8, 2023

CALL TO ORDER: Chair Tim Danen called the meeting to order at 6:00 PM.

PRESENT.

Development Review Board (DRB) members: Bob Wertheimer (Present online), Gary Gardner (Present), Vice Chair Bill Dunnack (Present), Chair Tim Danen (Present). A quorum was met.

Zoning Administrator (ZA): Chris Brimmer (Present)

Minutes Clerk: Joanna Bligh (Present)

Visitors:

Doug Tift

Jason Knowles

REVIEW OF MINUTES

MOTION #1: Vice Chair Dunnack moved, and Gardner seconded the motion, to approve the Minutes from **October 11, 2023**, as amended.

- Chair Danen asked to move p. 2, last paragraph, line 6, “with garage bay” to the previous line describing the delivery “processing area.”
- Wertheimer asked Minutes Clerk Bligh to recheck in the minutes for the correct title for Chair Danen.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

ZONING ADMINISTRATOR’S REPORT

- ZA Brimmer reported that he has identified a violation of an ABNB use without a permit for the property of Shana Whitecloud in which 18 violations from various State agencies were listed. A certified notice of closure was administered to the owner, and the rental advertisement was removed from the internet.

- ZA Brimmer stated that before the end of the year, Wing’s owners will be applying to the DRB for approval of a greater than 10,000 square foot addition to the current building.

Chair Danen opened the Public Hearing for two applications.

PUBLIC HEARING

1. Application 23-CU-05; Douglas Tift and Barbara MacAdam, 2665 VT Rte. 244, Fairlee, VT

- Warned Public Hearing on application 23-CU-05 for a conditional use approval of the replacement of a non-conforming structure destroyed by a windstorm on September 7, 2023. (PIN 20-00-05)

Tift provided photos of the 12-foot x 16-foot prefab Vermont Cottage Shop screenhouse before and after the windstorm damage. An 80-foot pine tree fell in the storm, and the branches dislodged and upended the screenhouse. Tift would like approval to reorder the same size and model of the screenhouse to be placed on the exact same site once the site is cleared. Tift contacted the State and asked if he had to have a permit to rebuild under the Lakeshore Protection Act, and he was told because of the circumstances to rebuild an exact duplicate in size and footprint, no permit was needed.

Discussion:

- ZA Brimmer stated that he visited the site and confirmed that the lakeshore state agency declined jurisdiction.
- Chair Danen asked for additional comments, and there were none.

The Deliberative Session was waived by consensus.

Board Vote:

MOTION #2: Vice Chair Dunnack moved, and Gardner seconded the motion, to approve **Application 23-CU-05 for Douglas Tift and Barbara MacAdam**, as presented.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

ZA Brimmer noted that the 30-day appeals period began and, at the end of 15 days, the building can be replaced. ZA Brimmer noted that site clearing could begin at any time.

ZA Brimmer prepared a Notice of Findings and Decision for Board signatures.

2. Application 23-S-03; The Aloha Foundation, Camp Lanakila, 2899 Lake Morey Road, Fairlee, VT.

- Warned Public Hearing on application 23-S-03 site plan approval for a dining facility addition, The Aloha Foundation, Camp Lanakila, 2899 Lake Morey Road, Fairlee, VT. (PIN 23-20-05)
- Vice Chair Dunnack abstained from voting on this application because he is an abutter to the Camp Lanakila property.

Jason Knowles, COO of The Aloha Foundation, presented to the DRB about the planned dining room expansion project. Knowles explained that currently there is an open area of 13 feet x 14 feet with tables for dining. The plan is for the open area for dining to increase to 13 feet x 28 feet with the addition of six tables, which would allow for a reduction in the number of people dining closely together. Knowles noted that an emergency egress stairway would be built to accommodate the new space. ZA Brimmer asked if there would be any change to parking and deliveries, and Knowles confirmed that there would be no changes to parking or delivery access. Knowles noted that the Camp would be giving up only a small, graveled area. Wertheimer asked about a sprinkler system, and Knowles noted that it is not needed because of its open structure.

Chair Danen asked if the Board had any questions, and there were none.

The Deliberative Session was waived by consensus.

Board Vote:

MOTION #3: Wertheimer moved, and Gardner seconded the motion, to approve **Application 23-S-03 for The Aloha Foundation, Camp Lanakila**, as presented.

Voice Vote: Three in favor, none opposed, one abstained. The motion passed.

ZA Brimmer noted that the 30-day appeals period began for the site plan approval.

ZA Brimmer prepared a Notice of Findings and Decision for Board signatures.

MOTION #4: Vice Chair Dunnack moved, and Gardner seconded the motion, to close the Public Hearing at 6:20 PM.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

ADJOURN

MOTION #5: Vice Chair Dunnack moved, and Gardner seconded the motion, to adjourn the meeting at 6:30 PM.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

ATTEST: *Joanna Bligh, Minutes Clerk*