

**Town of Strafford
Development Review Board
June 21, 7 P.M.
Minutes**

Call to Order: Meeting called to order at 7:05pm

Attendance: Terry Garrison, Martha Walke, Dan Ruml, Bonnie Bergeron

Other Attendees: Robert Fondren, Trudi Fondren, Chris Boyle (Attorney for Fondren), Rachel Kendall, Rob Townsend, Meredith Kendall, Michael Baker, Sandy Presto, Phoebe Mix, Lianne Thomashow and Peter Thomashow.

Approval of minutes: From May 17, 2023 meeting, Martha moved to approve as written and Dan seconded. All approved.

Report of Zoning Administrator: N/A

New business:

1. Rachel Kendall has submitted a Conditional Use Permit to use her barn and property as a wellness retreat, events, weddings, etc. located at 20 Kendall Road. Hearing is continued from the May 17, 2023, meeting.

Dan asked about parking on the map that appeared to be in front of the barn but Rachel noted there is a small area that would support 4 cars along the driveway by the round-about or 4 more up closer to the house and 4 at the house area if needed. Parking will also be in the field up close to the road and not in the view of the mountain view. Some of the fields for parking belongs to Meredith and Jessie Kendall and they have agreed for it to be used. Landgo's Farm in Tunbridge does weddings that accommodate up to 200 people. Rachel noted that out of the all the VT wedding venues she is one of the only ones that has filed for Act 250 permits because she wants to do it right. Other venues that have been approved are Gobeille Farm on Mosher Lane in Sharon does weddings up to 150 people and close at 10:30pm. A third wedding venue, Idel Wood is off Rt. 132 in Sharon rated for 300 people, Spruce View Event Barn in Barre can accommodate 150 people, these are just a few of other approved wedding venues within the State. RSG does sound tests and is required for Act 250 approval but they do not have that information yet to share for this meeting. Rachel noted that all music would be directed towards the woods to help buffer the sound.

Terry read the Town of Strafford current zoning conditions for a Condition Use section 4.10. The current zoning for Rachel's property is RR2 and our current zoning does not have this specific request covered but every permit submitted aside from a building permit does require a conditional use permit so the board agreed it completely falls under the CU criteria.

Traffic would be increased and Rachel is open to using a bus to shuttle people in to the event. Terry is asking where would the cars be parked within the town. The town does have a parking map labeled Strafford Parking Designation 2012. Rachel would need to get special permission from the select board for these events and parking.

Terry noted that we need to be sure it falls under the RR guidelines in section 2.2.2 in the Strafford Zoning Regs.

Terry asked Chris if traffic is going to be an issue for the Fondrens or if some agreement could be worked out so that an appeal isn't necessary. Chris noted that the Wedding component will not work for the Fondren's without it being appealed. Martha noted that it's not just traffic on Kendall road but it's all the roads leading to the property.

Dan asked Chris if there was anything that's acceptable to the Fondren's in terms of wedding traffic and at this time neither side can come to an agreement. Chris said the Fondren's do see a path forward for wellness, yoga and theater retreat but not the wedding component. Rachel needs the wedding component to help fund the other venues she is offering.

Terry made the motion to close the hearing and Martha seconded, all approved. Martha made a motion that we continue our public deliberations in next month's meeting and Terry seconded, all approved. Rachel Kendall and the Fondren's agreed to discuss options moving forward prior to next month's meeting and let the board know if any agreements between the parties have been made prior to the board deliberations.

2. Phoebe Mix has filed a Conditional Use Permit requesting to open a coffee shop on the first floor of the annex of the brick store.

Hearing opened at 7:58pm, Phoebe noted that she would like to request the hours of operation 7am to 8pm, 7 days a week, subject to the WW permit numbers per day which will be two meals a day. Phoebe has noted that she may like to do a dinner on occasions and could skip lunch or breakfast that day also and any future owner would need to re-apply via a State Permit. Peter Thomashow said that he liked the idea of daytime hours and would love to see a 3pm closing time with the occasional dinner one or two nights a week.

Parking alongside Phoebe's building is used for tenants and the post office so customers would park along the street. It was noted that the approved Select Board map labeled Strafford Parking Designation 2012 and Select Board minutes that this map was approved for Events only.

Peter expressed concerns about people parking in front of his house and driveway. He's also asking the board to make it a condition that a fence be put up between the properties. Bonnie said that she feels Phoebe needs to get approval from the Select board for parking but that the board can approve the café if parking is approved by the

Select board.

Martha made the motion that we approve the permit for the coffee shop with the following conditions and Terry seconded, all approved:

- A. The Town Select Board approves parking along the street.
- B. A maximum of 2 meals a day within the hours of 7am to 8pm, 7 days a week per the State Waste Water Regulations Permit.
- C. No lighted sign and not bigger 3x4, not to extend out beyond the building more than 4'
- D. No more than 25 people at a time or according to State Permitting.
- E. Maximum number of employees five.

Bonnie agreed to ask the Select Board to clarify the 2012/2020 town parking map and the details around it's uses, she will let Phoebe know the date and time of the Select Board meeting.

- 3. Review of New Town Permitting Forms – Tabled for next month.
- 4. The current Permit Fees do not cover the costs incurred by the town. The board has reviewed and discussed the fees and will recommend to the Select board the following increases in permitting fees. \$300 for a Variance and conditional use permits and \$450 for a minor Subdivision, major subdivision \$500.00, lot line adjustment and Zoning permit can stay the same.
- 5. Policy review to help Town Clerks office handle applicants request. – Tabled for next Month.
- 6. New Business, the board discussed the subdivision waiver under subdivision regulations section 6 and if this process would work for the Town Office.

Martha made the motion to adjourn the meeting and Terry seconded, meeting added at 9:18pm