

DRB Meeting March 12, 2018 6:00 pm

Richard McClain, Amy Hornblas, Michael Socks. Chuck Marian, (za) Karen Deasy

Community Members - Jan Westervelt, Paul Wade, Tim Gochey Jennifer Gochey

1. Review agenda

Meeting called to order at 6:07 pm Agenda approved

2. Public comment

No public comment

3. Conditional use application 3053 Main Street

- a. Open Hearing – advise all parties that all questions are to be directed to the board and the Chair will recognize you prior to having the floor.

Richard requested a motion to open the hearing Seconded by Michael.

- b. Swear in those who wish to speak on application

Swearing in of community members to testify, Jan Westervelt presented application.

Jan, the CCA and Town has been working on planning efforts for 6-8 months to encourage economic development in the community. They have been working with an economic development consultant, Peter Fairweather. One of the suggestions was creation of a space for Artists in the community to sell and display work, they are applying to convert the present building from residential to commercial use. The CCA will be renting the space to run as an Artisans gallery. Local assistance will be provided by a group of very skilled individuals with a variety of experience, Sandy Ducharme is on the Artisans Guild board and was the manager of Artisans Hand in Montpelier for many years, Janet Van Fleet and Roz Daniels will also be assisting in setup and operations. They have become members of the Artisans guild and will be on the May open House Tour. They are looking to encourage local development and increase visibility for local Artisans and provide a showcase for locally produced products. Building will be painted and cleaned up, gallery space will be created on the main level. They do not intend to maintain the residential use of the building. Based on the area calculations they are proposing 5 parking spaces as indicated on the plan. CCA will be renting the building for the cost of the utilities while the plan is developed. Potentially down the road there is a possibility that workshops may be held, that is a future plan. The workshops would not be part of this application. Hours of operation will be 8:30 or 9 in the morning

until 5:30 at night, they would not be open every day. They are looking for businesses and opportunities that could thrive in a smaller setting while preserving the village character.

Parking, there will be two spaces next to the building and three spaces behind by the river. The river area is a great asset and in the spring they intend to clean up and provide some seating to the rear of the building, places for people to sit and eat. Security cameras will be installed to provide protection for their investment. There is a lot of dirt and junk to the rear of the building that will be cleared out, gravel will be installed in the parking area. Some of the work they have already done, was to investigate if the buildings were in the FEMA FIRM zone. Both this building and the other building purchased by CCA are not. Lisa Ginett completed and submitted a LOMA for the property.

Michael had a question on the condition of the structure. Jan indicated that the building was reasonably sound the wiring was new, the existing heating system was drained and they intend to use it. Jim Goodrich is working with them on security and setup of the network and computer system including the inventory system. Currently there is no heat or power, the plumbing was drained when the building was purchased. The plan is to get those systems operational again.

Karen asked about signage and lighting. – Jan responded a 4x4 Barn quilt will be hung on the side of the building and additional sign will be installed over the front entry. Jan indicated it would be similar to that installed at the store and the one at the Den. Placement of the sign and how it is hung have not been determined yet. Requirements limit signage to 16 sf. The store will be called Cabot Artisans Gallery. Artist will run the store and gallery, possibly eventually there will be additional paid staff. The plan is to start three days a week. In discussions with the Creamery it was noted that Monday was their busiest day after weekends. Days open will be Saturday, Sunday Monday and eventually add Friday or other days as demand required it. They are looking to showcase strong high quality artwork. The kitchen and the upper level would not be used. In the current plan. There could be some storage for inventory. Long term they would like to see possible workshops. Chuck suggested possibility of using a geogrid for the rear parking area, this would let them keep the area as grass, the product he was thinking of can be plowed and parked on. Richard asked if there were any additional questions. Hearing none. He asked for a motion to enter deliberative session. Vote 4-0

Notes added to testimony for clarification 3/16/2018 KD

- The workshops will happen upstairs
- The upstairs square footage is the same as the downstairs
- They had the land removed from the floodplain by working with FEMA (it was originally mapped to be in the floodplain)

c. Close testimony board motioned to enter executive session -

4. Board adjourn to deliberative session

The Board entered deliberative session and determined they would like further clarification and an opportunity to provide additional testimony. A request will be sent to the landowner and the Hearing will be reopened on March 26th at 6:00 pm with a site visit prior at 5:30 if the Owner is agreeable. Karen will coordinate the new meeting time and request.

5. Other Business

a. Rules and procedures

A copy of proposed rules and procedures was presented to the board for review. It was requested that the board review this document and we will schedule it for review and adoption at an upcoming date.

6. Adjourn

Submitted by Karen Deasy

1. DRB Meeting March 26, 2018 6:00 pm directly after completion of the site inspection - 5:30 at 3053 Main Street
2. Review agenda
3. Public comment
4. Conditional use application 3053 Main Street
 - a. Open Hearing – advise all parties that all questions are to be directed to the board and the Chair will recognize you prior to having the floor.
 - b. Swear in those who wish to speak on application
 - c. Close testimony board motioned to enter executive session -
5. Board adjourn to deliberative session
6. Other Business
 - a. Rules and procedures
7. Adjourn