

Shrewsbury Development Review Board
Minutes
8/25/2021

6:30 Site visit for Walsh- In attendance were DRB members: Mark Youngstrom, Alan Shelvey, Bruce Bullock, and Dany Cote; Property Owners: Sean and Melissa Walsh; and neighbors: Rob Black and Christine Keklak. Mr Walsh walked the parcel of .983 acres (spanning both sides of Cold River Rd) with the other attendees and described what they would like to do there. They would like to fix the white shed building and use it for their family on a part-time basis. He is interested in having a toilet, etc in the white building, if possible. He mentioned that he would also be interested in using the white building as storage, if allowed to repair it. He showed the "well" on the property and the area they have mowed as a sitting area. The DRB members described what the property looked like after Tropical Storm Irene as well as the setback limits for property lines, road, and stream side. Mr Walsh is also be interested in installing a fence for privacy. The DRB will deliberate later and write an advice letter outlining what might be permissible on the parcel given the flood zone, setback and possible wetland restrictions that are present.

7:00 Walsh Hearing- The same attendees were present. The DRB discussed the Flood Regs and that they are derived from FEMA rules. FEMA is very strict and if the Town does not follow their rules, the Town's residents may be unable to buy flood insurance. FEMA does check on Towns. The white building has a rubble foundation and dirt floors. FEMA forbids "Substantial Improvement" and that is defined as 50% of the value of the structure. The Town Listers have valued the structure at \$2,000 seeming to leave little to no room for improvement of the while building. Also shared with him that it is highly unlikely he will be able to put in any kind of septic system as the river is so close and the property is very narrow. The Town setbacks for the lot are also very restrictive. Twenty-five ft from the center of the road, 30ft from any other property lines, and 100ft from the shoreline. There also appears to be wetland plants growing on the property so before anything happens a wetlands delineation will be needed. The DRB discussed being able to use the property seasonally with a self-contained trailer- defined in zoning. Additionally the State of Vermont has very specific rules on what and how a trailer is defined and its use (found Guidance Document 2015-01 after the meeting- would have to be "ready to roll" at all times- so seasonal use to prevent being blocked in by snow, etc and being unable to replenish water and dump effluent). Any fencing will need to be applied for since it will be in the road ROW. The DRB will deliberate later and write an advice letter outlining what might be permissible on the parcel given the flood zone, setback and possible wetland restrictions that are present.

7:30 Ridlon Historic Review District Conditional Use Hearing

There was no site visit as the members are familiar with the building and neighborhood.

Present were: Board and DRB Clerk as above and Josh Ridlon, applicant.

Josh presented a sketch and described what he is planning. Expand the lawn area to the left side of the building and in the front. He has applied to the State Highway folks for permission to build a fence to further separate the building from the highway. Now cars and even semi's will pull in past the front steps to get to the open parking area now that Stewart's is not operating. Also snowmobiles and 4wheelers drive through the property. The DRB asked what kind of fence he was planning? Josh has not decided, but likely some kind of picket fence. He is looking around local villages for ideas. It will not be any kind of stockade fence. Bruce Bullock

motioned to approve the application as submitted. Alan Shelvey seconded. Vote to approve was unanimous.

8:00 Baycu Historic Review District Conditional Use Hearing

There was no site visit as the members are familiar with the building and neighborhood.

Present were: Board and DRB Clerk as above. The applicant was available for questions by phone.

Ahmet submitted a detailed application that left no question of what he planned to do. He will be replacing his exterior staircase as described in his application. It will include a narrow deck area that will also shield his heat pump from rain and snow. There were no questions. Bruce Bullock motioned to approve the project as submitted. Alan Shelvey seconded. Vote to approve was unanimous.

The discussion continued on Walsh. Mark Youngstrom will write a letter outlining what is possible, why, and how to proceed. The other members will review prior to sending.

Other/New Business to follow— none.

Adjourn at 8:35.