

**Minutes of the Town of Shaftsbury  
Development Review Board  
October 20, 2010  
COLE HALL  
SHAFTSBURY, VERMONT**

**Board Present:** Phylis Porio (Chairperson), Bill Jakubowski, Rick Mattison, Christopher Ponessi  
**Board Absent:** Gary Burgess (Vice-Chair), Fritz Ludwig, David Mance

**Others Present:** Tom Donovan, Linda Donovan, Charlie Jenks

**1. Call Meeting to Order:**

Phylis Porio called the meeting to order at 7:00 PM.

**2. Conflict of Interest Statement**

No conflict of interest perceived.

**3. Old Business**

No Old Business.

**4. New Business:**

**a. Home Occupation -** Tom and Linda Donovan testified before the board on their application for a home occupation (Permit #10 89 57 Request for a Home Occupation, Home Bakery). They would like to make brownies to be distributed to co-ops. There would be no traffic or retail sales at the house located at 1516 West Mountain Rd. The home bakery would involve 400 square feet of kitchen and storage space in the home of 1,700 square feet. The State Board of Health has been notified and water cleared. No alterations to sink required by the State. They are waiting on licenses from State. No signage for the business will be erected. The house has a 1,000 gallon septic tank with a leach field. All Vermont ingredients will be used, to include eggs from Hillside Poultry in Wilmington and flour from Sam's Club. Their goal is to bake up to 1,000 brownies a week after being in operation the first three to six months. There will be no delivery trucks other than from Hillside Poultry. There will be the owner's three passenger vehicles on site. No new baking equipment will be installed. The zone is RR-80.

**b. Charlie Jenks, speaking for Regina Shaler, concerning a variance to build a shed at 236 Glastenbury Rd.** The property is a total of 11.4 acres, zoned R-200. The shed is a run for two horses, three calves and four chickens to get out of the weather. The Agriculture and Farm Structures statute 24 44 13 D is applicable. The Board explained to Mr. Jenks that he should apply to the Zoning Administrator for variance for a 75' setback. If the zoning administrator denies his application then he can apply to the Development Review Board for a variance.

**5. Curb Cut:**

None.

**6. Other Business:**

None

**7. Minutes:**

Bill Jakubowski motioned to approve the minutes of October 6, 2010. Chris Ponessi seconded. Motion approved 4-0-0.

**8. Decisions to be signed:**

Hale Mountain decision to be signed with conditions complying with 4.1.1.4. Each improvement must have schematics and photographs. Christopher Ponessi abstained. Motion approved 6-0-1.

**9. Motion to close public portion of meeting by Bill Jakubowski, seconded by Rick Mattison.**

**Approved 4-0-0. Deliberative session entered at 7:43 pm. Re-opened public portion of the meeting at 7:55 pm. Bill Jakubowski motioned to approve home occupation permit with conditions.** The conditions are that the permits from the State of Vermont be submitted and received, a letter from Dave Swift of the Bennington Wastewater Department approving the operation be received, the size of the kitchen and storage not to exceed 400 square feet in size, no delivery trucks to exceed 20,000 pounds GVW, no signs, no commercial vehicles owned by applicants to be kept on site, no retail sales and no outside storage to be permitted. **Chris Ponessi seconded. Approved 4-0-0.**

**10. Adjournment:** All in favor at 7:56 pm. As there is no business for the November 3, 2010 meeting, the next meeting of the Development Review Board will be on November 17, 2010 at 7:00 pm.

Respectfully submitted,  
Robert Whitney