

Shaftsbury Development Review Board
Shaftsbury Town Hall
61 Buck Hill Road
February 19 2014
Minutes

Members Present: Megan Dockers (Chair), Chris Ponessi (Vice-Chair), Tom Huncharek, David Mance, Mitchell Race; Alternates: Michael Biddy and Jay Palmer

Others Present: David Kiernan (ZA)

1. Call to Order

Megan Dockers called the meeting to order at 7pm and established that a quorum was in place.

2. Conflict of Interest

None

3. Sign In Sheets

4. Review of Minutes February 5, 2014

Motion by Race, 2nd by Mance

Change #6 from Williams to Ponessi

Motion to move into public deliberative session on Feb. 5th had been moved by Mance, 2nd by Race.

Regarding Permit 14-9434 lands of Howe, add requirement of Declaration of Driveway Easement and Maintenance Covenant and submission of Mylar.

Mance moved to continue approval of minutes of 2-5-14 to 3-5-14 so that he could present wording change regarding original surveyor of Lands of Howe above.

Motion seconded by Race, passed 5-0.

5. Continuance 12-9312 Bill Davis Pond. Letter received from VT DEC stating work was an exempt activity. Motion to close hearing and move to deliberative session by Mance, 2nd by Huncharek. Motion approved 5-0.

6. Application 14-9435 Conditional Use Request Second Chance Animal Center.

Donckers explains to all that the meeting will deal first with the issue of the proposed use as a permitted conditional use in the RR-80 zone as an Animal Hospital.

For Applicant:

Jon Endres, project engineer and property landowner, spoke for applicant. Explained close proximity of current Second Chance Shelter, mixed use area, home occupations and State Park. He had asked Shelter Board and Staff what was nature of veterinary services offered. Calling it a Veterinary Clinic he regarded as a reasonable interpretation of conditional use.

Discussion of difference between shelter and veterinary clinic between DRB, Mr. Endres, and Mr. Smith, project Architect.

Kimberly Gould, Shelter President, and Dr. Bergman of Second Chance gave testimony on veterinary services provided and procedures performed along with current and projected staffing levels.

Discussion of SIC designation of applicant, currently listed as Animal Shelter, with Secretary of State office.

Mr. Smith provided description of proposed building which will include surgeries, post-op, isolation spaces as being same as Veterinary Hospital.

Ms. Donckers read letter from the Eddingtons opposing project.

Ron Brunk gave testimony to his concerns about increased noise, quality of life issues.

Jim Gratton stated he too was concerned about quality of life on lake and noise, air, and water. He questioned potential impact on area.

Charles Helm discussed the same issues and made reference to an inquiry he made to Second Chance regarding a sick cat and was told they are not a Veterinary Hospital.

Lon McClintock, representing Mr Helm, stated that the primary mission was not veterinary care. They do not provide full-time vet care therefore it is an accessory use. State Park road is in good condition, with heavy summer use and none in winter and this project would change volume considerably. Is Town in position to maintain road he questioned. Mr. McClintock also questioned if addition of 14000 sq. ft. of building needs Act 250 review.

Kim Gould spoke from floor and asked on behalf of Second Chance Board for leeway in obtaining time to get legal counsel.

Huncharek motion to continue hearing till 3-5-14, 2nd Ponessi, approved 5-0.

Motion made to move into deliberative session by Ponessi, 2nd by Huncharek. Motion approved 5-0.

Deliberative session closed and a motion to adjourn by Huncharek, 2nd by Race. Motion approved 5-0.

Meeting Adjourned 8:40 pm