Clarendon Board of Zoning Adjustment

& Planning Commission Joint Meeting

APPROVED Minutes

Clarendon Town Hall

5-2-2022

**Present**: Brownson Spencer, John McKenna, Don Pratt, Bryan Johnson, Heidi Eccleston, John Colvin, Kevin Dougherty (Zoning Administrator).

**Public**: Marjorie Southard, Tony & Connie Flanders, Jacob Reed (VELCO), Jacob Watrous (VELCO), Allyson Brown (VELCO), Barbara Melna (neighbor), Claire Kalakowski (neighbor, by phone), Albert Trombley (neighbor).

**Call to Order:** Bron called the meeting to order at 6:33pm.

**BZA:**

1. Flanders variance request: Bron swore in Tony Flanders. Tony Flanders requests a variance to build a deck that does not conform to town setback requirements. Kevin confirmed current conditions do not comply. BZA members asked questions of the resident. Bron closed the hearing at 6:50pm
2. VELCO request for determination that Laydown Yard is permitted in the Residential Commercial District: Bron swore in Jacob Reed, Jacob Watrous, Allyson Brown and Barbara Melna (neighbor). Jacob detailed VELCO’s intent to use their recently purchased property on Route 7B as a contractor’s storage yard and requests a determination the use is permitted under zoning regulations. Barbara Melna testified that she has concerns about noise from truck traffic. Previous Act 250 permit had many more truck trips and passenger vehicles than what VELCO is proposing as a maximum that is not likely to be reached often.
3. VELCO request for approval for the laydown yard: See above.
4. VELCO request that the present permitted use should not be conditional use: The only previous permitted use VELCO could find was from Farmer Mold as manufacturing in a residential-commercial zone. The most recent uses appear to be permitted uses.

**Planning Commission:**

1. Site Plan Review for VELCO: No changes to traffic circulation, no lighting proposed, possibly a small sign on the gate to be installed at the entrance to the driveway. Barbara Melna & Albert Trombley asked questions about use of the site.

**Executive Session:** Heidi motioned to go into executive session for deliberations regarding the BZA hearings. Bryan seconded. Passed unanimously.

**Hearing Results:**

 a. Bryan motioned to approve a waiver, Heidi seconded. Passed unanimously.

b. Heidi motioned to grant the VELCO request based on historical uses, Bryan seconded. Passed unanimously.

**Site Plan:** Heidi motioned to approve the site plan as presented, Bryan seconded. Passed unanimously.

**Public Comment**: None.

**Agenda building**:

* Approve agenda
* Public Comment
* Approve minutes from meeting 4-4-2022 & 5-2-2022
* Discuss proposed new permit application & decision memorandum
* Discuss updates/changes to zoning regulations
* Review Mail
* Member Updates
* Public Comment
* Agenda Building
* Executive Session (if needed)

Bryan made a motion to adjourn the meeting. Meeting adjourned at 7:34 p.m.

The next regularly scheduled meeting will be Monday, June 6, 2022 to start at 6:30pm in the Clarendon Town Hall.

Respectfully submitted,

John McKenna, Secretary