

# Town of Weston Development Review Board

## Minutes of Meeting April 6, 2022

**Present:** Deborah Granquist, Tom Foster, Ann Fujii, Jeff Lennox, Debra Lyneis, Susan Morris (arrived at 5:17 PM)

**Absent:** Carrie Chalmers

**Public:** Will Goodwin, Zoning Administrator (ZA);  
Jessica Berg, applicant; Dan Leiter abutter  
Leslie Kimball and Marisa Bolognese, Weston Community Hub, LLC  
Bill Hoyt, Cemetery Commission, abutter

**Note:** The meeting was held at the Weston Town Office with Ms. Granquist, Mr. Lennox, Ms. Lyneis and Ms. Berg attending remotely by Zoom. The meeting was recorded.

Deborah Granquist, Chair, called the meeting to order at 5:04 PM.

- 1) **Approve Minutes.** Motion: To approve the DRB minutes of 2/2/2022. Moved by Ms. Lyneis and seconded by Mr. Foster. The motion passed unanimously.
- 2) **Hearing: Berg Soboleski Minor Subdivision**
  - a) Ms. Granquist, chair, opened the hearing at 5:05 and waived reading the notice of public hearing. She explained the process for tonight's meeting following DRB Rules of Procedure. The application was received on 2/7/2022 and all notification requirements were met. She asked for disclosure of any conflicts of interest or *ex parte* conversations (none) and administered the oath of evidence to all persons who plan to speak. Mr. Foster reported a distant family relationship to an abutter which will not bias his decision-making. The hearing was recorded.
  - b) Documents submitted for review:
    - Application for Minor Subdivision – Jessica Berg, landowner, dated 2/7/2022
    - Subdivision Site Plan by DBS Surveys, Inc, dated 2/1/2022
    - Wastewater System and Potable Water Supply Permit, Vermont Agency of Natural Resources, 3/10/2022
  - c) Ms. Berg explained that she and co-owner Steve Soboleski plan to subdivide their 11.4 acre lot at 495 Holden Hill Rd and convey 5 acres to build a small house for her mother. Mr. Foster and Ms. Fujii asked about driveway access to the new house which will be part of the building permit process through the select board.
  - d) ZA Goodwin reported that the proposal meets all Section 590 subdivision regulations.
    - The existing lot has been in existence for at least 10 years
    - There is available frontage for access to the proposed new lot from Holden Hill Rd.
    - The new lot conforms to required District R Weston zoning regulation dimensions.
  - e) Mr. Leiter said he has no objections to the proposal as an abutter.
  - f) Ms. Lyneis moved and Ms. Morris seconded closing the hearing at 5:28 with a decision due within 45 days. The motion passed unanimously.

3) **Hearing: Amendment to Existing Site Plan and Conditional Use Permit for The Weston Community Hub**

- a) Ms. Granquist recused herself from the hearing and departed. As chair, Mr. Lennox opened the hearing at 5:30, waived the reading of the notice of public hearing and explained the process for the hearing following DRB Rules of Procedure. The application was received on 2/17/2022 and all notification requirements were met. Mr. Lennox asked for disclosure of any conflicts of interest or *ex parte* communications (none) and administered the oath of evidence to all persons who plan to speak. Mr. Goodwin is a neighbor but is not a voting member of the board. The hearing was recorded.
- b) Documents Submitted for Review:
- Application for a Conditional Use Permit Amendment for The Hub – Leslie Kimball, Weston Community Hub LLC, dated 2/16/2022
  - Letter from Leslie Kimball dated 2/17/2022
  - Original Zoning Board of Adjustment Conditional Use Findings and Decision, 2/18/2020
  - Original Planning Commission Site Plan, Findings and Decision, dated 5/15/2020
  - Site Plan, Otter Creek Engineers, dated 2/7/2022, plus photos
  - Excerpt from Planning Commission Walker Farm Theater Permit ZP-B-26-08 on exterior lighting
  - VT Dept of Public Safety, Division of Fire Safety, construction permit, dated 3/31/2022
  - Email dated 3/12/2022 from Leslie Kimball to the ZA stating that the State determined that their stormwater drainage plan did not need to be amended due to the use of permeable pavers.
- c) Ms. Kimball explained that Weston Community Hub, LLC, would add a permeable paver “brick” patio to the rear of The Hub to provide alternative outdoor seating during warm weather. This would not increase the previously approved total seating limit of 27. No other changes to the original Conditional Use Permit are proposed. Apple trees will be planted as outlined in the original Conditional Use Permit approval; there will be additional screening from the road and parking lot as shown on the plan. The State of VT approves the permeable brick surface which will not require a new storm water drainage permit.
- d) DRB members had questions about late night patio lighting and noise concerns. Ms. Kimball said that patrons will not be seated outdoors after 8:30 PM and that patio lighting (string lights) will be turned off when the last patio patrons leave. When the theater has evening performances, The Hub will remain open indoors until one hour after the last performance ends, complying with the original permit. Ms. Kimball said they would close the patio off after closing with signs and a chain to discourage informal late gatherings.
- e) Theater representative Nathaniel Vilandre (arrived at 5:50) commented on the theater parking lot lighting policies which are not part of this decision. Bill Hoyt from the cemetery commission had no objections to the project as representative of an abutter.
- f) Ms. Fujii moved and Mr. Lennox seconded closing the hearing at 5:55 PM and to enter deliberative session with a decision due within 45 days. The motion passed unanimously.

4) **Deliberative Session.** Ms. Granquist rejoined the meeting to enter the deliberative session for the minor subdivision decision only. Members of the public left the meeting.

Respectfully submitted, Debra Lyneis, DRB