

APPROVED

Kinhaven Music School Amended Site Plan - Public Hearing, April 5, 2021

The Weston Planning Commission held a duly warned Public Hearing on the proposed Kinhaven Music School Amended Site Plan on Monday, April 5, 2021 by Zoom video and teleconference.

Chris Lindgren, chairman of the Planning Commission, resumed duties as Chair immediately following an earlier Public Hearing in which he had recused himself. Anne Degan continued to act as Secretary.

Public Hearing opened at 7:45 pm.

Present were members of the public:

Deborah Buck
John Engels
Charles Goodwin
Jim Linville
Kennie Lyman
Anthony Mazzocchi
Paul Michalski

Also present were members of the Planning Commission (and Zoning Administrator):

Brad Ameden
Anne Degan
Christopher Lindgren
Nicki Pfister
Kim Price
Bob Vesota
Will Goodwin, Zoning Administrator

Anthony Mazzocchi, executive director, Kinhaven Music School, described the proposal to install a one-story, approximately 41- by 15-foot, prefabricated cabin on a portion of the existing tennis court to be used as a supplemental infirmary. Mr. Mazzocchi said the project will not increase the number of students or staff on campus. No new parking spots are required and campus density will remain unchanged. The structure will be placed on top of a portion of the tennis court, already impermeable, so it will have no impact on storm water runoff. The written application noted the proposed structure is more than 50 feet from any watercourse or wetland, remote from the property lines, and any lighting will not be visible from neighboring properties. Exterior lighting will be set under porches or be dark sky compliant.

Mr. Mazzocchi said two resident nurses will be moved from Hale House to the new infirmary in a “repurposing” that will provide a long-overdue dedicated health care space, especially in light of the ongoing COVID-19 pandemic and to meet Vermont state standards of care. Installation is proposed to take place the first week of May 2021 so it is functional for the Kinhaven season beginning in June 2021.

Abutter Paul Michalski said he had no objections.

Hearing no further comment, Brad Ameden made a motion (seconded by Bob Vesota) to close the Kinhaven Music School Amended Site Plan Public Hearing. Unanimously approved.

Public Hearing closed at 7:59 pm. *(The Planning Commission shall have 45 days to render a decision.)*