

Town of Weston Planning Commission Approved
PO Box 98
Weston, VT 05161-0098 Minutes of Meeting, April 5, 2021

Meeting taking place via video conference and telephone. The call-in option is also available for the public. Present: Brad Ameden, Anne Degan, Chris Lindgren, Nicki Pfister, Kim Price, Bob Vesota, Will Goodwin, ZA Absent: Matt Lynch

Agenda

1. Video & teleconference meetings
2. Additions to agenda
3. Hearing Continued-Lindgren Subdivision
4. Hearing-Site Plan Kinhaven infirmary
5. Hearing-Site Plan Inn at Weston
6. Weston Playhouse Discussion on use of tent for productions
7. Approve minutes.
8. Adjourn

Nicki Pfister (acting Chair for the first three Agenda items) called the meeting to order at 7:02 pm.

1. *Video & teleconference meetings* – nothing to report
2. *Additions to agenda* – none
3. *Public Hearing Continued - Lindgren Subdivision Preliminary Plat* – see separate 4-5-2021 hearing minutes
4. *Public Hearing – Kinhaven Music School Amended Site Plan* – see separate 4-5-2021 hearing minutes
5. *Public Hearing – Inn at Weston Site Plan* – see separate 4-5-2021 hearing minutes
6. *Weston Playhouse Discussion on Use of Tent for Productions*

There was discussion of an email exchange dated March 14-16, 2021 between Will Goodwin, Zoning Administrator, Deborah Granquist, Chair of the Zoning Board of Adjustment, and Susanna Gellert, director of the Weston Playhouse, to determine what town permitting, if any, the Playhouse would need in order to hold outdoor performances in a temporary tent to be placed in the northeast corner of the Walker Farm property. The Playhouse hopes to use the tent this season to supplement a limited programming schedule and as an alternative venue should the ongoing COVID-19 emergency preclude indoor events. The Playhouse is still working out the specific details on exactly when and how the tent will be used; events would be scheduled early enough so as not to disturb neighbors and could include music and theater, the Young Company performance, and occasional outdoor, small-group dinners. The email exchange had been forwarded to Chair Chris Lindgren prior to the PC meeting, but not to other members of the Planning Commission.

Will Goodwin said he thought the use of a tent would require Site Plan review. He said the temporary structure itself is not an issue, but how the structure is to be used would likely require an amended Site Plan review and maybe state Fire Marshal inspection. He said Deborah Granquist (citing Section 523 of the Weston Zoning Regulations) disagrees with that assessment and thinks the Playhouse can place a Temporary Structure on the grounds without a Site Plan review as long as it is not an extension of retail space. He noted that Deborah Granquist had specified in her email that her opinion was being offered as a citizen only and not as Chair of the Zoning Board of Adjustment.

Select Board members Jim Linville and Charles Goodwin both spoke of the need for the Planning Commission to be as flexible and supportive as possible to help the Playhouse navigate the upcoming season as it struggles to survive these unprecedented times.

There was unanimous agreement among PC members that the Commission should expedite the matter and promptly schedule a Special Meeting, if necessary, to deal with the Playhouse request.

Will Goodwin was asked to request a permit application from the Playhouse and to determine in his best judgment whether a Site Plan review is required; to assist the Playhouse with compliance; and, if required, to ask the PC Chair to schedule a Special Meeting as soon as possible.

- 7. *Approve minutes* Tabled to next regular meeting.
- 8. *Kinhaven Music School Amended Site Plan Approval*

Brad Ameden made a motion (seconded by Bob Vesota) to approve the Kinhaven Music School Amended Site Plan. Unanimously approved. Will Goodwin to prepare the Findings of Fact.

9. *Adjourn* Brad Ameden made a motion (seconded by Bob Vesota) to adjourn. Unanimously approved. Meeting adjourned at 9:27 pm.

Approved: _____ Chris Lindgren, Chair
Approved: Nicki Pfister Nicki Pfister, Acting Chair 6/8/21
Submitted: _____ Anne Degan, Acting Secretary

Date: _____

Date: _____ Date: _____