



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Zoning Board of Adjustment Agenda

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Remote option – Zoom details below

Tuesday, February 28, 2023 – 6:30 PM

-
1. Call to order
 2. Agenda review
 3. Comments from citizens regarding items not on the agenda
 4. Approval of meeting minutes – January 24, 2023
 5. Public Hearing: Application 23.02.08.ZBA.1 by SUSAN KISSEL for the USE DETERMINATION at LOT 4 HARVEST PARK ROAD, (Parcel: 5A-01-41). The parcel is located in the HIGHWAY COMMERCIAL zoning district.
 6. Meeting date change
 7. Recruitment of new board members
 8. Discussion of items for future agendas
 9. Adjourn

Due to public demand and COVID-19; the Town has changed its public meeting platform from GoToMeeting to Zoom. For computer access, please go to this website, where you will find instructions and links to the meeting: <https://www.weathersfieldvt.org/home/news/public-meetings-zoom>

To join any public meeting via phone, dial (929) 205-6099. When prompted, enter meeting ID 542-595-4364. You will not have a participant ID. Please press # when prompted to skip this section. The passcode for all meetings is 8021.

AGENDA ITEM

4

Zoning Board of Adjustment

January 24, 2023

Draft Meeting Minutes

1. Introductions

Board members present at the meeting were Todd Hindinger and David Gulbrandsen. Willis Wood and deForest Bearse participated via zoom. Ryan Gumbart, land use administrator, was also in attendance.

There were no audience members.

2. Call to order

Todd Hindinger called the meeting to order at 6:35 PM.

3. Agenda Review

There were no changes.

4. Comments from Citizens regarding items not on the agenda

There were none.

5. Approval of Meeting Minutes – January 10, 2023

Todd Hindinger made a motion to approve the minutes of January 10, 2023 as corrected. Todd Hindinger seconded it. David Gulbrandsen abstained. The motion passed.

6. Regular meeting date change

The Board discussed moving the day of their meetings to possibly the first and third Tuesday of each month. Todd Hindinger will email members not present at the meeting to see if that would work.

7. Recruitment of Board members

The Board discussed how to recruit new members and why each one of them joined the Board. Todd Hindinger stated that soon some Board members' terms will be up. They might want to leave to pursue other things. Willis Wood stated that he is fine being an alternate. If enough new members joined, he would be fine stepping down.. He does not want to have the whole Board resign and have all new Board members though. Todd Hindinger read a document that he had written in regards to expectations for being on the Board and added some humor to it. The Board members made comments/suggestions about the document. Todd Hindinger will take everyone's comments/suggestions and make a clean copy. He will send it out to the Board members. Ryan Gumbart stated that according to the Town manager, no community members have expressed interest in joining the Board. Once this document is completed, he could post it on the Town's website.

Each Board member will try and recruit some people. Todd Hindinger stated that it would be great to have a technical person to write decisions. The Board would do the deliberative session and come up with the decision, but another person would type it up. The person needs to be knowledgeable. deForest Bearse mentioned that when she was the Administrator, she wrote the decisions for the Board. Previous Zoning Administrators wrote them too. Maybe Ryan Gumbart could write the decisions. Ryan Gumbart stated that he might be getting some extra hours in the future. He knows that zoning needs more hours, but not sure if the Select Board knows that.

8. Past projects and lessons learned

The Board discussed different challenges that they have faced in the past. They agreed that the applicant needs to have a complete application prior to a hearing. Todd Hindinger mentioned how in the past some applications have been missing pertinent information. Once, there was a hearing where there was a language barrier with the applicant and the Board.

Willis Wood wanted to know if the Board should offer the applicant ways for it to fit, or how it could fit. David Gulbrandsen disagrees that the Board should offer advice to the applicant. The Zoning Administrator should know what the application is missing and needs. At a Planning Commission meeting that he attended, there were some people there about a subdivision. He offered some suggestions to them as part of the public. When the application came before the Zoning Board, he recused himself. He mentioned how there have been a couple of times when previous Zoning Administrators have offered advice that went against the Bylaws. Todd Hindinger agreed that the Zoning Administrator should educate and inform the applicant when he/she is completing the application. deForest Bearse referred to the Zoning Administrator as the gatekeeper to go over the application. The application can come to the Board even if it is not complete. It is not up to the Board to build the application. The Board needs to remain objective.

Willis Wood stated that the Board needs to be careful with ex parte communication. Board members agreed with this. Todd Hinderger stated that the Board needs to know how to manage conflict during hearings. Board members should let the chair know when the meeting gets to be too much. Willis Wood stated that the meeting then could be continued. The Board discussed time limits for interested/non-interested parties. In the Rules of Procedure, there is a time limit mentioned which is 3 minutes. The Board members could agree to more time. David Gulbrandsen mentioned that when he ran a meeting, he read the Rules of Procedure prior to each meeting.

deForest Bearse wanted to know if there was a copy of the updated Bylaws. Ryan Gumbart stated that the website has the most updated one (April 5, 2021). He will make copies of the Bylaws for any Board member that would like one. The Zoning Map was last updated April 1, 2011. Todd Hinderger stated that the Board received the most updated ones (July 1, 2022).

9. Compliance with existing permits and process for suspected violations

The Board wanted to know what resources the Zoning Administrator can bring. Ryan Gumbart stated that there is no set process, other than a certificate of occupancy. He is trying to complete the old enforcement issues, but there are a lot of enforcement projects. He only has so much time available in his day. The Board mentioned how most of Ryan's time has been spent on the Bylaws for the Planning Commission. They would like more time spent on the enforcement part. Ryan Gumbart stated that he is trying to straighten up last year's and establish procedures for the future. He would like to provide more time. He mentioned that one issue that has come up is cleaning up of abandoned/collapsed buildings. This is not mentioned in the Bylaws. The Town's attorney said that it needs to be an ordinance.

David Gulbrandsen wanted to know what to do for people that have done things without a permit. Ryan Gumbart stated that he is new, so he does not know what is new or not. He has a running list that has not decreased. There needs to be a procedure for this and it has not been a top priority. deForest Bearse stated that it is brought to the Zoning Administrator, or he notices it. Then he checks on it. He tries to contact the person/person to voluntarily fix it. If he can't, then there is a violation. The Board writes conditions that can be enforced. Ryan Gumbart follows up on the conditions. deForest Bearse recommended to him that he put it on a calendar for follow up (6 months, 1 year, etc.).

10. Land use projects update

a. Bylaws - PUD review

The Planning Commission has not met yet. Ryan Gumbart did some research on PUD's. He gave the Board members copies of it. It could be a site plan review, or a subdivision review. They discussed how the Planning Commission could review it and the Zoning

Board could do the approval for it. Planning Commission could say how many units, but the Board looks at the rules and site plan. The Board mentioned how the PUD could happen in one meeting with Zoning and Planning.

b. Bylaws - Table of Districts and Uses

The Board went over a few recommendations for this section.

c. Town Plan - Energy section

Ryan Gumbart received the comments from the Board members. He stated that red means remove, black is same, green is additions, and yellow means new since last review. The Planning Commission will see the Board's comments at their meeting on February 13, 2023. The Board discussed that cemeteries are a permitted use in highway residential areas and how they have not seen a new cemetery for quite a few years. The Board discussed the language for residents at campgrounds. They would not like to see permanent residents, but language to allow traveling nurses, immigrant workers, and short term housing.

Todd Hindinger stated that inn/small hotel has up to 6 temporary guest rooms and large motel/hotel has 7 or more guest rooms. It should specify highway commercial.

11. Discussion of Items for Future Agendas

The Board's next meeting is February 28, 2023 at 6:30 PM.

12. Adjournment

Willis Wood made a motion to adjourn at 9:15PM. David Gulbrandsen seconded it. All were in favor.

Respectfully submitted,

Diana Stillson

AGENDA ITEM

5

PUBLIC HEARING

Kissel Veterinary Clinic – Use Determination

February 28, 2023

Item 1: Project Memo

Item 2: Notice of Public Hearing

Item 3: Certification of Posting

Item 4: Abutters Map and List

Item 5: Kissel Application

Item 6: Letter from Dave Fuller

HEARING ITEM

1



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

To: Zoning Board of Adjustment

From: Land Use Office

Date: March 21, 2023

Re: Public Hearing March 10, 2022

Kissel: Use Determination – Veterinary Clinic

Applicant: Susan Kissel

Landowner: Carl Wyman

Zoning District: Highway Commercial - HC

Parcel ID: 5A-01-41

Lot size: 87.5

Address: Lot 4 Harvest Park Road

Project summary: Seeking determination on whether a veterinary clinic will be a permitted use or a conditional use in the Highway Commercial district.

Reasons for hearing: The current zoning bylaws dated April 5, 2021, do not specifically list “veterinary clinic” in the Highway Commercial district use table (section 2.5.6). Further, veterinary clinic is not listed in the definition for “Highway-Commercial Use”, which is a Permitted Use in the district and is defined as:

Highway-Commercial: *The use of a structure and/or lot for the following purposes:*

1. *motel or large hotel;*
2. *shopping plaza;*
3. *wholesale or retail sales;*
4. *drive-in theater;*
5. *restaurant;*
6. *drive-in food service;*
7. *drive-in bank;*
8. *lumber yard;*
9. *sales and service of automobiles, mobile homes, large boats or recreational vehicles;*
10. *dry cleaner;*
11. *bar; nightclub; or*
12. *any other purpose deemed by the Zoning Board of Adjustment to be similar in nature to those listed.*



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Per zoning bylaws section 2.5.6, the ZBA has the authority to determine “Other Conditional Uses” that meet the purpose and character of the district, following a duly warned public hearing.

If the ZBA should determine that a veterinary clinic fits the character and purpose of the district, the board shall determine whether it fits the definition of “Highway-Commercial” use or if it will be a Conditional Use.

Attached please find documents relating to the above referenced hearing. The following bylaws are among those which relate to this hearing:

- 2.5 Table of Districts and Uses
- 2.5.6 Highway Commercial (HC)
- 6.1.3 Board of Adjustment
- 6.3 Public Hearings
- 6.8 Appeals
- 7 Definitions

Respectfully,

Ryan Gumbart
Land Use Administrator
Weathersfield, Vermont

HEARING ITEM

2



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

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Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Remote option – Zoom details below

Tuesday, February 28, 2023 – 6:30 PM

A public hearing before the Weathersfield Zoning Board of Adjustment will be held at the Town Office in Ascutney on Tuesday, February 28, 2023, at 6:30 PM to consider the following application:

Application 23.02.08.ZBA.1 by SUSAN KISSEL for the USE DETERMINATION at LOT 4 HARVEST PARK ROAD, (Parcel: 5A-01-41). The parcel is located in the HIGHWAY COMMERCIAL zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

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HEARING ITEM

3

Certification of Posting and Distribution

Notice of Public Hearing

Hearing Date February 28, 2023 Site Visit _____

I hereby certify that I have posted the attached "Notice of Public Hearing" in the following public places and mailed, faxed or emailed as noted said "Notice of Public Hearing" to the following parties on February 8, 2023 as required by the Vermont Statutes Annotated, Chapter 117, §4464



Ryan Gumbart, Land Use Administrator

Application # 23.02.08.ZBA.1
Applicant's Name: Susan Kissel

For ZBA: Send copy of Rules of Procedure re public hearings with the hearing notice

- Vault _____
- Applicant's File _____
- Applicant (paper copy/mailed) _____
- Applicant (cardboard copy for posting) _____
- Landowner (mailed) _____
- Agent (mailed) _____
- Newspaper (notice emailed to paper) _____
- Publication in newspaper February 10, 2023
- Abutters* (mailed) _____
- Board Members (mailed) _____
- Board Secretary (mailed) _____
- Town Website (posted) _____
- 3 Public Places _____
 - Town Hall _____
 - Ascutney Post Office _____
 - Perkinsville Post Office _____
- WWFD (placed in mailbox) _____
- AVFD (placed in mailbox) _____
- Other _____
- VT Secretary of Transportation** _____

* Abutters - see attached list
** when application for variance of setback from state highway (§4464(a)(1)(C))

HEARING ITEM

4



Kissel Hearing - Abutters Map

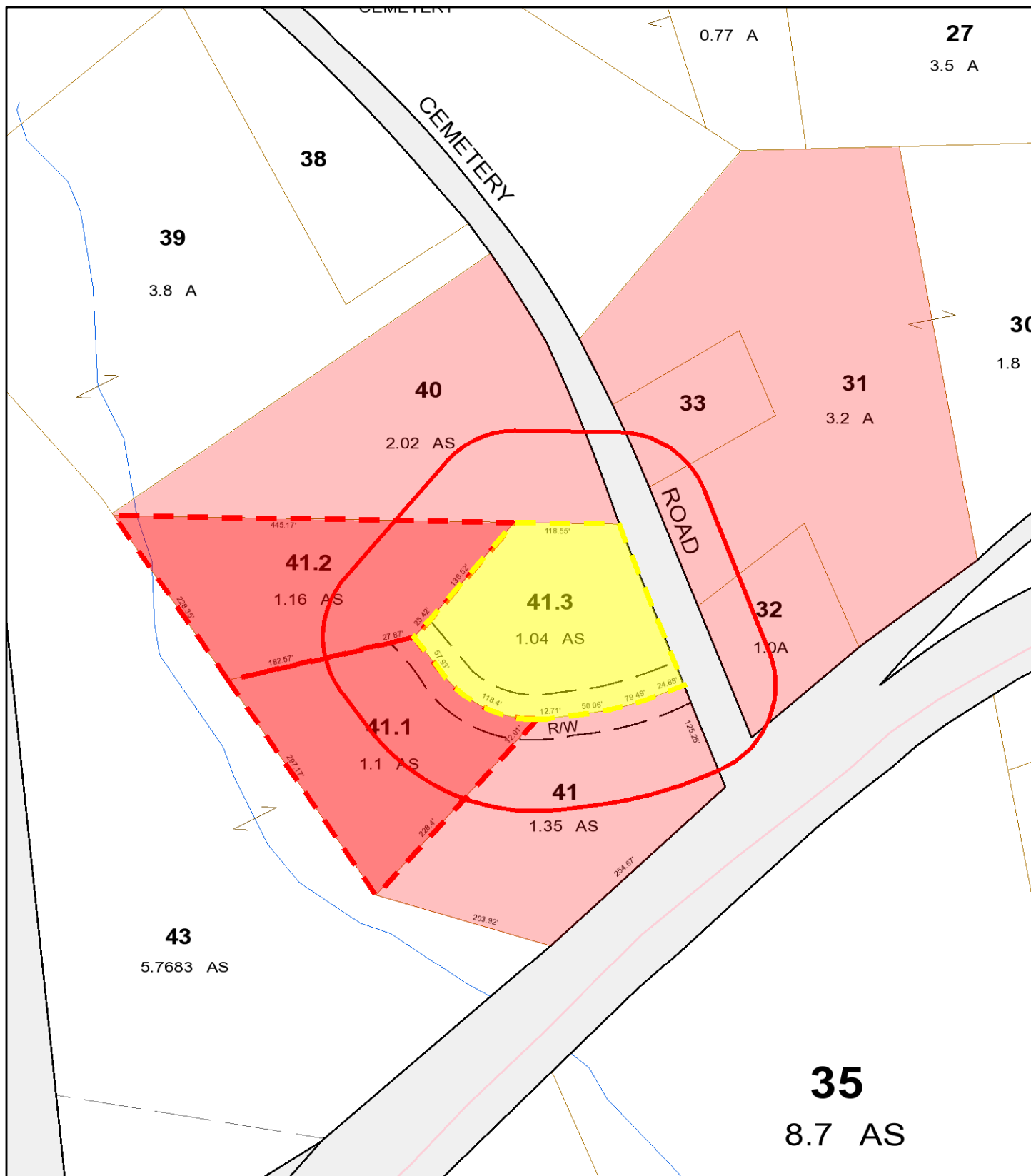
Weathersfield, VT

1 inch = 150 Feet



February 8, 2023

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Weathersfield, VT
February 08, 2023

Subject Property:

Abutters:

Parcel Number: 5A-01-31.000 CAMA Number: 5A-01-31.000-000 Property Address: LAND & BUILDINGS	Mailing Address: HEISER THOMAS P JR & ELSIE A C/O PATRICIA HEISER 1022 HOLLINS AVENUE HELENA, MT 59601
Parcel Number: 5A-01-32.000 CAMA Number: 5A-01-32.000-000 Property Address: LAND	Mailing Address: DUFRESNE ROBERT E 181 MONUMENT HILL RD SPRINGFIELD, VT 05156
Parcel Number: 5A-01-33.000 CAMA Number: 5A-01-33.000-000 Property Address: LAND & BUILDINGS	Mailing Address: PETSCHKE TODD E 73 CEMETERY RD WINDSOR, VT 05089-9102
Parcel Number: 5A-01-40.000 CAMA Number: 5A-01-40.000-000 Property Address: LAND & BUILDINGS	Mailing Address: LECLAIR PETER R & WEONA N LECLAIR MINOR'S TRUST 2 PO BOX 239 ASCUTNEY, VT 05030
Parcel Number: 5A-01-41.000 CAMA Number: 5A-01-41.000-000 Property Address: LAND & OFFICE BUILDING	Mailing Address: WYMAN CARL E 7409 ROUTE 131 WEATHERSFIELD, VT 05151



www.cai-tech.com

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HEARING ITEM

5

Town of Weathersfield
Land Use Permit Application / Notification

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
 (802) 674-2626 | landuse@weathersfield.org

<u>Applicant</u> Name <u>Susan Kissel</u> Name _____ Mailing Address <u>P.O. Box 376</u> Town, ST, Zip <u>Brownsville, VT 05037</u> Telephone <u>607-229-8781</u> E-mail <u>skissel77@aol.com</u>	<u>Landowner (if different)</u> Name <u>Carl Wyman</u> Name _____ Mailing Address <u>473 Plains Road</u> Town, ST, Zip <u>Perkinsville, VT 05151</u> Telephone <u>802-738-5343</u> E-mail <u>wymanfarm@gmail.com</u>
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<u>Property Information</u> 911 Address <u>Lot 4 Harvest Park Road</u> Parcel ID <u>5A-01-41</u> Lot Size <u>1.04</u> Road Frontage <u>192</u> Existing Use <u>Land</u>	<u>Project Information</u> Proposed Use <u>Veterinary clinic</u> Area of Development (sq. ft.) <u>2,432</u> Height of Structure <u>20</u> Zoning District <u>Highway Commercial</u>
---	--

<u>Permit Application - Development Type</u> <i>See district use table in Zoning Bylaws</i> <input type="checkbox"/> Change of Principal Use <input type="checkbox"/> New Principal Structure <input type="checkbox"/> New Accessory Use <input type="checkbox"/> New Accessory Structure <input type="checkbox"/> Alterations to Existing Structure <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Subdivision <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Highway Access <input checked="" type="checkbox"/> Zoning Board Use Determination	<u>Notification – Exempt from Permitting</u> <i>See Section 6.2.2 Exemptions in Zoning Bylaws</i> <input type="checkbox"/> Minor Structure <input type="checkbox"/> Agricultural Structure <input type="checkbox"/> Residential Care or Group Home
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Project Description

Please describe as specifically as possible how the property will be used, the dimensions of any proposed lots or buildings, and square footage allocated to each use.

Veterinary clinic, please see attached site plan.

Required Reviews, Forms, and Fees

To be filled out by Land Use Administrator

Review by Planning Commission – PC

Review by Zoning Board of Adjustment – ZBA

Administrative Review Form

- Principal Use : \$100 + \$0.05 x _____ sq.ft. new construction
- Accessory Use: \$30 + \$0.05 x _____ sq.ft. new construction
- After-the-fact: (Standard fees) x 2
- Permit Amendment: \$100 **or** \$30 + \$0.05 x _____ sq.ft. new construction
- Permit Renewal: \$30

Highway Access Form: \$30

Boundary Line Adjustment Form

- Administrative Review: \$40
- Access Approval - PC: \$75

Subdivision Review Form - PC

- Sketch Plan Review: \$100
- Final Plat Review: \$100 + \$50 per lot

Planned Unit Development Review Form

- Sketch Plan Review - PC: \$100
- See applicable ZBA Reviews below
- Final Plat Review - PC: \$100 + \$50 per lot

Zoning Board of Adjustment Review Form

- Conditional Use Review: \$200 x _____ sq.ft new construction
- Variance Hearing \$200
- Flood Hazard Review \$200
- Site Plan Review
 - New: \$170
 - Amendment: \$100
- "Other Use" Determination \$200
- Appeal by Permittee FREE
- Appeal by Interested Party \$95

Town Clerk Recording Fee \$15

Permit Fee Total: \$215.00

Town of Weathersfield
Zoning Board of Adjustment Review Form

Town of Weathersfield, ATTN: Land Use, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

Staff Use Only

Permit #: 23.02.08.ZBA.1

Fee Collected:

Completion Date: _____

Zoning Board of Adjustment Reviews:

- | | | |
|---|--------------------|---|
| <input type="checkbox"/> Site Plan Review | Review Date: _____ | Decision: Approved <input type="checkbox"/> Denied <input type="checkbox"/> |
| <input type="checkbox"/> Conditional Use Review | Review Date: _____ | Decision: Approved <input type="checkbox"/> Denied <input type="checkbox"/> |
| <input type="checkbox"/> Variance Review | Review Date: _____ | Decision: Approved <input type="checkbox"/> Denied <input type="checkbox"/> |
| <input type="checkbox"/> Flood Hazard Review | Review Date: _____ | Decision: Approved <input type="checkbox"/> Denied <input type="checkbox"/> |
| <input checked="" type="checkbox"/> "Other Use" Determination | Review Date: _____ | Decision: Conditional <input type="checkbox"/> , Admin. <input type="checkbox"/> , Not Allowed <input type="checkbox"/> |

Zoning Bylaw - 6.2.5 Effective Date

No zoning permit shall take effect until the time for appeal under Section 6.8 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

Appeal by/ Effective Date: _____

Zoning Bylaw - 6.2.7 Permit Expiration

Permits expire one year from the effective date if the permitted project has not been started and five years from the effective date if the project has been started but not completed, unless other longer times have been approved in the permit. Permits may be renewed, but such renewal shall take into account any subsequent adopted amendments to these Bylaws. Reactivation of a previously permitted use which has been discontinued for more than one year shall require the issuance of a new permit.

Permit Expiration Date: _____ if project has not been started.

Permit Expiration Date: _____ if project has been started.

Permit Expiration Date: _____ if otherwise granted.

Is your project subject to the **Residential / Commercial Building Energy Standards**? Yes No

If yes, you must record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 to determine if you need to follow these standards.

Does your project involve any **demolition and/or renovation**? Yes No

If yes, you must contact the Lead and Asbestos Regulatory Program at (800) 439-8550 prior to demo/renovation.

Does your project involve the installation or removal of a **new manufactured/mobile home**? Yes No

*If yes, you must provide a copy of **HUD Form 309**. Installation must comply with the HUD Permanent Foundations Guide for Manufactured Housing. A bill of sale must be obtained from the Weathersfield Town Clerk.*

Does your project involve work within a **Town or State right of way**? Yes No

If yes, you must obtain Highway Access permit approval from the Town of Weathersfield and/or Vermont Agency of Transportation at (802) 279-1152.

Will your project involve connecting to **municipal water**? Yes No

If yes, you must contact the Town Manager at (802) 674-2626.

Does your project involve construction of / change of use to or from being a **public building**? Yes No
If yes, you must contact the Vermont Department of Public Safety, Division of Fire Safety. A public building is any building that the public has the occasion to enter EXCEPT for owner-occupied, single-family dwellings, registered home day cares, and working farms, but INCLUDING single family homes becoming rentals.

Does your project involve a **new home / business, change in # of bedrooms / change in use**? Yes No
If yes, contact the local Water/Wastewater Permit Specialist at (802) 279-4747, or the State Water/Wastewater Division, Springfield Office at (802) 289-0603.

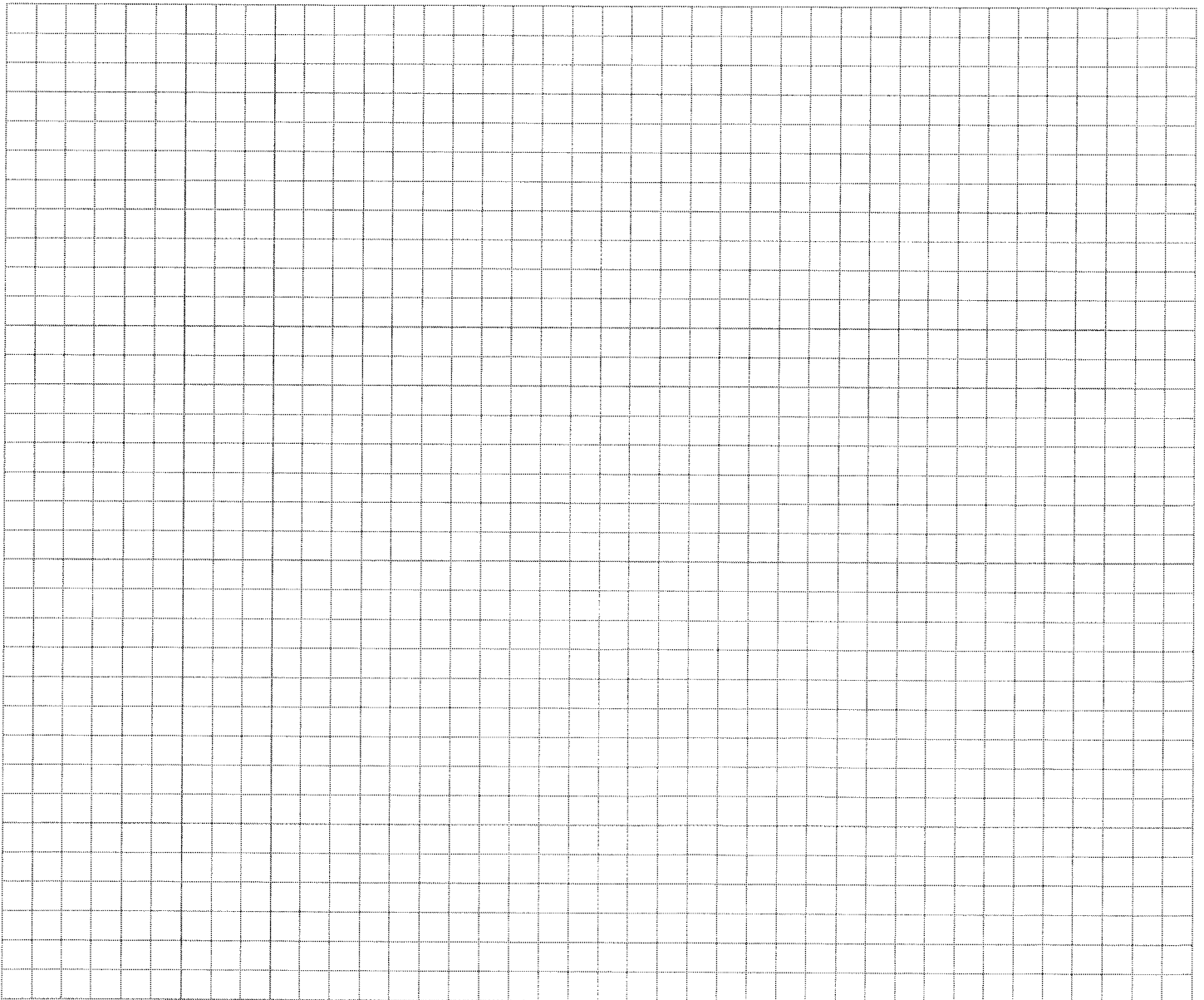
Site Plan Sketch

Draw an aerial view of the property described in this application showing:

- north arrow;
- all property lines;
- shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the closest property boundary lines;
- identify the structure uses;
- location of septic/sewer, water, and power utilities;
- identify access from Town or State Highway and road frontage distance;
- identify any deeded easements or rights-of-way;
- include any proposed signs;
- include any streams, water bodies, or wetlands.

see attached site plan

If the scale is too small to show the required details after drawing all property lines, please use supplemental pages to map required details at a larger scale.



Land Use Administrator Signature: _____

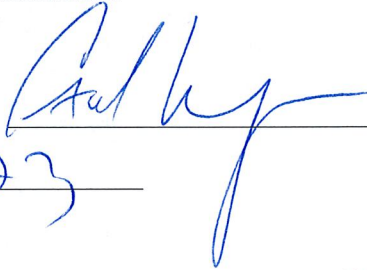
Applicant Signature: *Susan Kessel*

Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- Vermont law allows the Land Use Administrator 30 days to act on this application;
- All submissions are public record available for inspection and copy;
- All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- No development or work may commence until receipt of all applicable permits and approvals;
- If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- **Reasonable access to the subject property is to be granted to the Land Use Administrator, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.**

Landowner Signature: _____



Date: _____

2/2/23

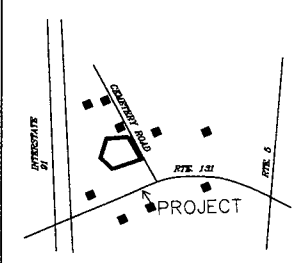
Applicant Signature: _____



Date: _____

2/2/23

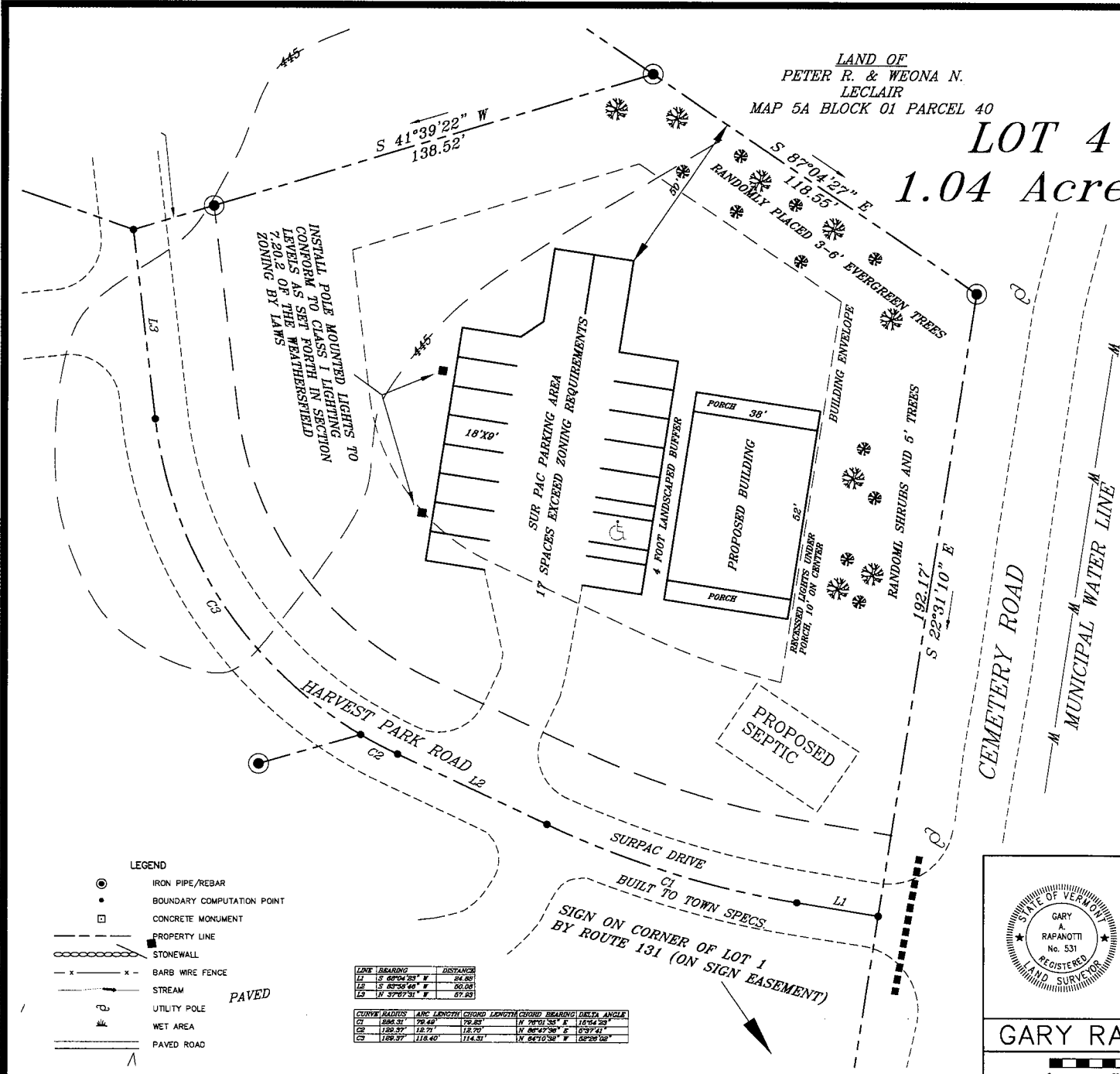
LOCATION MAP



LAND OF
PETER R. & WEONA N.
LECLAIR
MAP 5A BLOCK 01 PARCEL 40

LOT 4
1.04 Acres ±

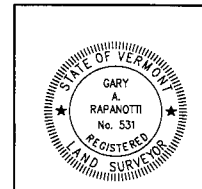
LAND OF
ROBERT E. DUFRESNE
MAP 5A BLOCK 01
PARCEL 32



- LEGEND**
- IRON PIPE/REBAR
 - BOUNDARY COMPUTATION POINT
 - CONCRETE MONUMENT
 - - - PROPERTY LINE
 - ⊘ STONEWALL
 - x - x - BARB WIRE FENCE
 - ~ ~ ~ STREAM
 - ⊕ UTILITY POLE
 - WET AREA
 - PAVED ROAD

LINE	BEARING	DISTANCE
L1	S 87°04'27" E	118.55'
L2	S 41°39'22" W	138.52'
L3	N 37°27'51" E	87.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	888.33'	79.48'	79.25'	N 70°01'25" E	16.54°
C2	128.37'	18.71'	18.70'	N 88°47'58" E	6°37'41"
C3	128.37'	118.40'	114.31'	N 80°20'58" E	82°28'08"



Site Plan
SUSAN KISSEL
Weathersfield Vermont

DATE: Jan. 9, 2023 SCALE: 1"=20' PROJECT NO.: 23-1332

GARY RAPANOTTI L.S. SPRINGFIELD VERMONT

HEARING ITEM

6

Fwd: Town Zoning Board 2/28/2023

ryan gumbart <ryangumbart@gmail.com>

Fri 2/10/2023 9:35 AM

To: Land Use <Landuse@weathersfield.org>

----- Forwarded message -----

From: **Email Services** <dtfullerfarminc@hotmail.com>

Date: Thu, Feb 9, 2023 at 7:27 AM

Subject: Town Zoning Board 2/28/2023

To: ryan gumbart <Ryangumbart@gmail.com>

Ryan,

Please pass this letter on to the Zoning Board for the Feb 28 2023 meeting.

re: application for a veterinarian clinic/office in Town

Zoning Board Members,

I write to ask your support for a permit to construct a veterinarian clinic/office at the site noted. Farming has long been important to the Town Plan and all of us who have a variety of animals. As all of us know from time to time, they require help beyond our abilities. An added supporting business of this type would be beneficial to all .

Thank you,
David T. Fuller

AGENDA ITEM

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February

2023

Sunday	Monday	Tuesday	Wednesday
29	30	31	1
5	6	7	8
12	13	14	15
19	20	21	22
26	27	28	1

Handwritten notes:

- Feb 1: P+R
- Feb 6: Selectboard
- Feb 13: Planning Commission
- Feb 20: Selectboard
- Feb 27: Planning Commission

February 2023

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March 2023

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2023

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Thursday	Friday	Saturday	Notes:
2	3	4	
9	10	11	
16	17	18	
23	24	25	
30	31		

Handwritten notes:

- Feb 2: Groundhog Day
- Feb 4: MMH Rental
- Feb 11: MMH Rental
- Feb 18: MMH Rental
- Feb 23: Conservation

Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec