

Town of Moretown Development Review Board
79 School Street, Moretown, Vermont 05660

Minutes of Hearing Held March 16, 2017

Application No. 17-05: Application of Kelly Hayes—The Learning Garden Daycare Center

Mr. Russo called the meeting to order at 6:30 p.m. Present for the Board were Dave Russo (acting Chair), Greg Nagurney and Jim O'Neill. Present were Applicant Kelly Hayes and spouse John Hayes. David Doyle represented the Church of the Crucified One (CCO) — owner of the facility. Also present were Eric Pullman, friend of the family, and John Weir, Zoning Administrator.

The Applicant wishes to establish a commercial day care center with three, full-time staff providing care to a maximum of fourteen children in the 1,300 sq. ft. former school building on the CCO campus. The former CCO school was permitted for up to 47 students by the Moretown Development Review Board on 10/24/05, permit #50-05. David Doyle confirmed that the school closed and ceased all educational operations. Application No. 17-05 has been warned, in part, as a change in use from one conditional use to another conditional use.

In addition to child care services, the Applicant wishes to provide summer camp programs to additional kids. Applicant could not speculate and did not specify how many children could potentially attend summer camp programs, but it was assumed that summer enrollment could be up to double that of year round enrollment.

A fenced-in outdoor play area will be established in the open field northeast of the school building on the other side of the footbridge. The applicant stated that a temporary fence would be erected immediately, to be replaced by a permanent fence in the summer.

No additional outdoor lighting or landscaping is proposed with this project.

The two-story school building is very close to the Flood Area Zone A, however no construction restrictions were placed on the CCO when the school building was originally permitted and built.

Adequate parking exists to support the day care operation.

At approximately 7:40 the Board moved to close the evidence (Jim, Greg) with all in favor. And the Board separately moved to go into deliberative session (Jim, Greg) with

all in favor. Following the departure of other attendees, the Board deliberated and now issues the following Decision:

Decision

The Development Review Board hereby grants Application 17-05 of Kelly Hayes and the Learning Garden Daycare Center for the creation of daycare center in the former, 1,300 sq. ft. school building on the campus of The Church of the Crucified One, Route 100, Moretown, on the following terms and conditions:

1. That the temporary fence for the play area on the opposite side of the footbridge be replaced with a permanent wood fence not greater than four feet in height, and that this replacement fence be constructed not later than August 30, 2017.

2. That Applicant meet all conditions and permit requirements set forth by the Child Development Division, State of Vermont, for the operation of licensed daycare centers.

On an informal basis, the Development Review Board suggests the Applicant prepare and formalize within the daycare center's operating procedures a parking, drop-off and walking plan for children and parents that minimizes children's exposure to automobile traffic.

Moretown Development Review Board

By: _____
Dave Russo, Acting Chair

Date