

Town of Moretown
Office of the SELECTBOARD
Minutes for special meeting held on
7/5/17, 5:00 pm at
171 Pony Farm Road, Moretown, Vt.

A special Selectboard meeting was held for the purpose of viewing the site for a new curb cut as proposed on an application and drawing filed on 5/12/17 by Jenna Rossbach for her 171 Pony Farm Road property known as Fancy Pants.

Guest Present: Cheryl Brown, Catrina Brackett, Cameron Martin, Jenna Rossbach and Leslie and Nick Logan.

Members Present: Tom Martin, Rae Washburn and John Hoogenboom.

Members Absent: Jason Aronowitz and Tom Badowski

Tom M called the meeting to order at 5:05 pm.

Jenna walked the board members and guests through the layout and why she wanted the second curb cut on her property. She feels it is dangerous for her customers to back out on to Pony Farm Road from her current parking area and would use the 2nd curb cut to make a horseshoe around the trees and rocks in the yard so they could pull onto the road facing forward. Also talking about without the curb cut she would make a parking lot instead which would shift the new greenhouse she plans to build, more into the middle of the field. Also stated the new curb cut would only be in use when the green house was open from about the beginning of May through end of June. In a letter dated 5/30/17, the Vermont Agency of Agriculture stated an opinion that the operation of the greenhouse meets agricultural practices governed by the Required Agricultural Practices Regulations, however it is the municipality who makes determinations regarding application rules.

Leslie had several questions regarding safety since her driveway would be so close to the new curb cut.

Leslie also spoke to previous Selectboard discussions at meetings dated 6/19/2017 and 6/5/2017 as to who had jurisdiction concerning curb cuts.

Cheryl previously spoke to JB Moretown's zoning administrator, who said the zoning regulations are not clear concerning curb cuts and Section 4.1 - Access. Ultimately, the Selectboard has the final decision.

Martin spoke about when he signs off on a curb cut it just means he went to the property and in his opinion a curb cut would be acceptable. It does not mean he has done any research on laws or regulations regarding it, but did feel the new curb cut had better sight lines than what there is now.

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Tom M made a motion that based on the State Standards (B-41) for sight distances, which cannot be met he suggests the board not grant the new curb cut.

Rae seconded the motion.

Discussion: John questioned the alternative Jenna spoke about.

Tom M said the Selectboard does have the power to grant her curb cut as a special circumstance, but since Leslie and Nick did not agree they would not do so at this time.

There was a discussion earlier of changing the location of the green house and parking. Jenna explained it on a map to Leslie.

Any changes Jenna decides on regarding placement of the greenhouse, is not the interest of the Selectboard.

All voted passed 3-0

With no other business, the meeting was adjourned at 5:25