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November 10, 2016

Mark Andrews, Superintendent
Essex Town School District
58 Founders Road
Essex Jct., VT 05452

Re: **60 FOUNDERS ROAD-CONSENT AGENDA AMENDMENT**
APPROVAL #PC: 2016-21

Dear Mr. Andrews:

The Town of Essex Community Development Department received your application on September 19, 2016. The application is to relocate an existing 31' x 16' greenhouse on the schools parcel to an area abutting the community garden along Foster Road.

Pursuant to Article V, Section 5.6 of the *Town of Essex Official Zoning Regulations*, staff determined that the application was complete and did not involve substantial changes to the approved project. Staff prepared a draft decision for review by the Planning Commission as a minor amendment. The Commission considered and approved the proposed amendment under its consent agenda on November 10, 2016.

Pursuant to state statute, a "Notice of Hearing" was provided to the applicant for posting on the property. The abutting property owners, applicant and landowner were mailed a copy of this draft approval prior to the hearing.

BACKGROUND:

On March 18, 1982, the Planning Commission approved an outside recreational facility on the parcel.

40 On 6/15/1983, the Planning Commission approved an expansion to the outdoor facilities.

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42 On December 14, 1989, the Planning Commission approved an addition to accommodate a cafeteria
43 and 4 classrooms.

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45 On July 23, 1992, the Planning Commission granted approval to expand the outdoor facilities.

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47 On April 13, 1993, administrative approval was granted for a 143 s.f. addition to the building, a 4”
48 diameter extension to the existing 6” sewer line and a batting cage.

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50 On October 24, 1994, administrative approval was granted for a press box.

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52 On June 26, 2008, the Planning Commission approved the addition of a storage shed, pressbox,
53 recreation playground area and relocation of a walkway.

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55 On March 15, 2012, the Planning Commission approved the addition of a 52’x80’ community garden,
56 serving 24 plots.

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58 **PROPOSAL:**

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60 The Community Garden and Greenhouse are part of the Essex Town School District’s Child Nutrition
61 Program (CNP). This program is committed to incorporating fresh and local produce into weekly meal
62 planning. The CNP is helping to facilitate the integration of healthy nutrition, wellness and
63 environmental sciences into the district’s local curriculum.

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65 The applicant is proposing to re-locate an existing greenhouse located on the premises so that it abuts
66 the community garden. The greenhouse would be placed on an existing impervious surface.

67
68 The objectives of the proposal are to:

- 69
70 - Provide greater emergency vehicle access to the Founders Memorial playground in the rear
71 of the building;
72 - Increase student knowledge regarding life and environmental sciences;
73 - Increase community and volunteer participation;
74 - Provide access to water and greater amount of sunshine; and
75 - Improve program sustainability.

76
77 **FINDINGS OF FACT:**

- 78
79 1. The Planning Commission finds that the applicant has demonstrated compliance with the
80 applicable regulations contained in Section 5.6, *Site Plan Review* of the *Town of Essex Official*
81 *Zoning Regulations*.
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83 2. The Planning Commission reviewed the following plan, as submitted by Donald L. Hamlin
84 Consulting Engineers, Inc.,

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Sheet S-1, “Site Plan Existing Green House Relocation Project Essex Town School District 58 Founders Road, Essex Junction, Vermont 05452”, dated 08/03/16.

- 3. The Public Works Department, Police Chief, Fire Chief and Recreation Director take no exception to the relocation of the greenhouse.
- 4. The Greenhouse will be maintained and monitored by the School District employees.

CONDITIONS:

- 1. A Use Permit, Certificate of Occupancy and associated fees shall be submitted to the Zoning Administrator prior to the relocation of the Greenhouse.
- 2. The School District shall be responsible for all maintenance and monitoring of the Greenhouse so that it is kept in excellent condition at all times.
- 3. All conditions from previous approvals shall remain in effect except as modified herein.

It is the conclusion of the Essex Planning Commission that the project described in the application referred to above, if completed and maintained in conformance with the foregoing findings of fact and conditions, will not cause a detriment to the health, safety and welfare of the inhabitants of the Town of Essex and will conform with the *Town of Essex Official Zoning Regulations* adopted pursuant to 24 V.S.A Chapter 117.

This decision is appealable to the Vermont Environmental Court pursuant to Section 7.4 of the *Town of Essex Official Zoning Regulations* and 24 V.S.A. § 4471. Any appeal must be filed by certified mail to the Environmental Court and by mailing a copy to the Essex Town Clerk within 30 days of the date of this approval.

TOWN OF ESSEX PLANNING COMMISSION

_____	_____
Dustin R. Brusco, Chair	David P. Raphael, Vice-Chair
_____	_____
Joshua Knox, Clerk	Johnathan Schumacher
_____	_____
Tom Furland	Ned Daly

Dijana Kulasic	