



SPRINGFIELD DEVELOPMENT REVIEW BOARD

Tuesday, November 12, 2019 - 7:00 P.M.

MINUTES

- A. **CALL TO ORDER:** Chair, Steve Kraft called the meeting to order at 7:00 p.m.
- B. **ROLL CALL:**
Present: Chair Steve Kraft, Karl Riotte, Joe Wilson(alternate), Lori Claffee, One Vacancy
Absent: Walter Clark
Applicants: Christian Craig/Larry Kraft
Also present: Renee Vondle, Board Secretary/Zoning Administrator
- C. **ADMINISTER OATH:** Chair, Steve Kraft led the applicants and interested parties in the oath: "I hereby swear that the evidence I give in the cause under consideration shall be the whole truth and nothing but the truth."
- D. **CONFLICT OF INTEREST:** Does any member of the Board have a conflict of interest regarding any matter scheduled for public hearing?
- E. **ADDITIONS TO THE AGENDA:**
- E. **APPROVAL OF THE MINUTES:**
Lori Claffee moved to approve the minutes as presented. Joe Wilson seconded. Motion passed 4-0.
- F. **REQUESTS AND PUBLIC HEARINGS:**
1. **Application 19068 Springfield Medical Care Systems Inc. / So. Vt. Health & Rec Center**
- The application is for a Conditional Use and Site Plan Review to establish an outdoor recreational space and rock-climbing wall. The property is located at 140 Clinton Street and is zoned General Business.
- The applicant's agent, Christian Craig presented the application. The Southern Vermont Health & Recreation Center is proposing to develop 5,000 square feet of green space adjacent to the pool building for activities to include a rock-climbing wall, outdoor fitness activities and a small picnic area. The climbing wall will be 30-40' square tower that will allow rock climbing on three sides and a ropes course element on the fourth side. There will also be outdoor fitness equipment elements such as a pull-up station, dip station, elliptical station for adults and a ninja warrior type structure for children. There will be a small 120 sq. ft. shed on site to store equipment. A 5' tall steel fence with two gates which will be controlled with a lock during non-operating hours.
- The proposed development will be outside the flood hazard area of the property. The proposal will include safety guidelines from the Department of Fire Safety regarding the onsite propane tanks with proper distancing and other safety requirements.
- The recreational space will be available for use from late April through early October. Mr. Craig stated that this is the season when usage of the facility starts to wane and there should be no adverse

effects on the parking usage. The outdoor space will be open during supervised hours only, most likely from 12 p.m. to 8 p.m. or 10 a.m. to 6 p.m. depending on the day of the week and what type of programs are offered.

Mr. Craig stated that the landscaping would not change much. The trees, grass and lamp posts will remain. Some of the grass would be covered with wood chips to provide adequate cushioning for activities. Discussion followed regarding stormwater and drainage. Mr. Craig stated there are two drains and the wood chip area would have a membrane under it to discourage weeds and allow water to drain through it.

Mr. Craig stated that there is not a lot of rock-climbing opportunities south of Route 4. There is an indoor rock-climbing wall in Quechee and another one Rutland and a very small indoor bouldering location in Brattleboro, but there are no organized outdoor climbing areas. He noted that this is a great economic opportunity to bring people to our area.

Joe Wilson asked about staffing. Mr. Craig stated that the area is gate controlled, fenced in and locked. The only time the area will have access will be when Edgar May staff are on duty. All staff will be belay trained and certified. Staff will then be able to train teachers, parents, cub scout leaders to belay their own students. Staff would still oversee the operation. Discussion followed regarding risk management. Tarps will be put on the tower from the group up to ten feet on the tower at night so that the tower cannot be accessed while on lock down.

Lori Claffee asked about the fencing. Mr. Craig stated the entire perimeter will have fencing outside of the tree line. The propane tanks will not be fenced in. The fencing would start 10' back from the propane tanks.

Discussion followed regarding access points. There will be two gates. One swinging gate at the pull off area on Clinton Street which will allow for the propane tank delivery, emergency services and tower maintenance and one on the northeast elevation of the building at the end of the current walkway for pedestrian access.

Discussion followed regarding lighting. Mr. Craig stated that there will be one hooded security light placed on the corner of the pool building on the north elevation which will point down so as not to corrupt the night sky. The light will be for safety reasons only. The area will not be used at night. Mr. Craig said that the lighting plan has not been decided on yet, but that they hope to provide a light that meets the Springfield codes and bylaws but will still provide an element of safety. Discussion followed. The board agreed that the applicant could come back to the board with a lighting plan in the future.

Lori Claffee moved to approve the application as presented with the condition that the applicant will come back with a final lighting plan review. Karl Riotte seconded. Motion passed 4-0.

G. OLD BUSINESS:

There was no old business.

H. NEW BUSINESS:

1. Zoning Administrator's Report:

ZA Renee Vondle gave her report on two VLCT trainings. VLCT will be sending municipalities a

template resolution for a 3% local options tax to send to the state house regarding the upcoming recreational marijuana legislation. The Selectboard passed the Energy Chapter amendment to the Town Plan. The PC will be working on rooming house, sign, and expanded home business bylaws. Ms. Vondle noted that there is still a vacancy on both the DRB and DDRAC.

I. Public Comments:

There were no public comments

J. Adjournment:

Lori Claffee moved to adjourn at 7:40 p.m. Karl Riotte seconded. Motion passed 4-0.

Respectfully submitted,

Renee L. Vondle
Secretary
Zoning Administrator