

Select Board Meeting August 26th, 2021 8am

Attendance: Select Board Members Steve Hall, with John Ogden (by phone)
Chrystal Cleary (Town Clerk), Will Goodwin (Zoning Administrator),
Public: Nancy and Dean Bennett or 35 Breed's Hill Rd

Call to Order 8:06 AM

- Dean and Nancy Bennett approached the Select Board to ask what they can do to get the Select Board to approve the Request-to-Cater permits that the Town Clerk has received for wedding events being held at the property at 35 Breeds Hill Road in September and October.

The Select Board has been holding these permits as they research the appropriateness of approving/denying permits associated with commercial use of a residentially zoned property, which would be in violation of the Town Bylaws. Select Board member John Ogden consulted with the state department of liquor control (to whom these approvals are submitted) and Vermont League of Cities and Towns. The Select Board is aware that the property has been advertised as a wedding venue over the last year as Four Peaks Vermont with its own logo, website, videos and advertising purchased on wedding planning sites, information which arose during 2020 property assessment appeal hearing to the Board of Civil Authority.

The Bennetts maintain that they "rent the barn" a few times a year and that allowing its use as an event venue should be good for businesses in the surrounding towns. Sound and parking are said to be minimized by having music indoors and renting shuttles from Stratton to move guests to and fro.

The Select Board noted that matters pertaining to the use of property would be properly addressed to the Planning Commission and Zoning Board of Adjustment, not the Select Board. The Bennetts were instructed to obtain an application from the Zoning Administrator and to complete that and submit it in time for the soonest meeting of the PC/ZBA that can be legally warned, which is Thursday, September 16th.

The Bennetts expressed concern that the first event scheduled is for September 18th and that hinging the catering decision for a wedding that close to the event was not workable, as so much planning is involved. The Select Board decided to discuss the catering permits in Executive (closed) Session at the end of the meeting so as to give the Bennetts an answer as soon as possible.

- Pay Orders were approved by the Select Board
- Pfister and Philbin access permits were granted. ZA Will Goodwin was instructed to review/rewrite the Access Permit applications to include references fro Zoning review, site map, and a zoning disclaimer.
- The Board reviewed the last 4 years of Winter Sand purchasing as provided by the Treasurer, Andrea Ogden. The cost/yard has been increasing each year, and in line with the Town Purchasing Policy will be put up for bid. Road Commissioner Steve Hall will put together Request For Proposal for road sand.

- Information Technology: Silloway Networks ACH approved, with DropSuite backup services.
- Dee's Electric will be called to replace light/fan unit in the bathroom.
- ARPA funding item was tabled as the Clerk had to leave for a vet appointment and wasn't present to discuss.
- AOT grant funding opportunity for FY 22- Municipal Stormwater Mitigation Grant. The deadline to apply is October 1, 2021, Jim Henderson of BCRC can help, John Ogden will follow up.
- Sandbox Project: meeting with the landowner to review site plan and determine next steps.
- Meeting paused for Executive Session at 10:20
- Meeting resumed at 11:20
- The Select Board has approved the Catering Permit for the September 18th event at Four Peaks 35 Breeds Hill Drive with the following language:

“We, the Landgrove Select Board, are approving this application (applicant is MKT of Grafton, VT for an event on September 18th, 2021) for a request to cater malt, vinous, and/or spirituous liquors based on the understanding that this event is a private NON-COMMERCIAL event.

It is our understanding, as a Select Board, that the location where this event is to be held, Four Peaks Vermont at 35 Breeds Hill Drive in Landgrove, has applied to the Landgrove Planning Commission for the proper permitting to run a commercial enterprise. Until such a time as the proper town and state permitting is approved, there will be no public, commercial events at this location.”

Meeting adjourned 11:25AM
submitted by C. Cleary and A. Ogden