

Select Board July 22, 2021 8AM

Attendance:

John Ogden, Steve Hall, Michael Jeffery, Chrystal Cleary, Lori Langevin, Will Goodwin

Commercial Wedding Venue at 35 Breeds Hill- TownClerk Cleary received a Request to Cater Liquors from Blood's Catering for a 150 person wedding to be held at 35 Breeds Hill Drive October 2nd. This was forwarded to Landgrove from the Town of Weston, along with a cc: to the caterer that "several" requests had been filed for this property in Weston but it is actually in Landgrove and needs to be submitted here instead. Weston has forwarded a previous catering request for this property for a wedding on 6/12/2021 which was erroneously approved by Weston.

The Clerk remembered from last year's BCA appeals hearings that the owner of 35 Breeds Hill, Mr Bennett, claimed that despite a website offering the property as a wedding venue (under the commercial name Four Peaks Vermont) that he was NOT actually using the property commercially. Clerk Cleary sent the matter to the Zoning Administrator, Will Goodwin, to see if Mr Bennett had applied for a permit for such commercial use, and found that no such application had been made. Cleary and Goodwin have turned to the Select Board for guidance.

The Select Board discussed and questioned the matter, and heard from Goodwin that a zoning violation notice he sent to the Bennetts was received and Mrs Bennett responded to say they have 4 weddings scheduled for the year at the site. The Select Board has asked Cleary to hold on approval of the Catering liquor license for now while Goodwin consults with the VLCT and Town Legal counsel for the proper procedure to follow as to whether a license can be issued for an event at a facility in violation.

Two additional items were brought by Mr Goodwin: a driveway permit application for "80" Cody Road, was approved, although the street number is not 911 official; and a Highway Access permit from Karl Pfister for his property on Nichols Rd, which was NOT approved due to not meeting the requirement for 400 feet of frontage.

The SelectBoard approved the Tax Rate for 2021 as follows:

Homestead \$1.8416 (down -0.91%)

Non-resident \$1.8986 (up 0.80%)

Steve chased down the surveyor who is to map a parcel of interest for possible Sand Shed siting, and the surveyor promised to finish that next week

Meeting adjourned at 8:55 AM

Respectfully submitted, Chrystal Cleary, Town Clerk