

**Rupert Design Review Board**  
**12 July 2021**

Commissioners: Present: Charlie Rockwell, Chair ; Bob Bain ; Rima Georgeson ; Phil Mazzucco ; Peter Pelton ; Jed Rubin ; Val Almosnino, Clerk

Zoning Administrator: John La Vecchia

Public: Jean Ceglowski & Kim Davis Planning Commission, Don Lewis, Rick Rishell, Anthony García, Heather Waite, Tiffany Ross, Bryan Biagioli

Meeting called to order at 7:05 pm.

***Rishell Variance Request***

Val read the Warning

John La Vecchia gave the particulars of why the Rishells are requesting the variance (available online @ [rupert.vt.gov](http://rupert.vt.gov) in Planning Commission Minutes for June, 2021).

At Charlie's request, John read the conditions for a variance: Unique Conditions, Prevention of Property Development, Does not Create Hardship, Does not Alter property characteristic, Proposes Least Deviation to Development.

Charlie explained these items were discussed in detail at the last Planning Commission Meeting (06/2021).

Then Charlie opened the floor for comments. There were none,

Peter moved to approved the variance for Richard and Sharon Rishell for a Prefabricated Garden Shed as submitted in their March 29, 2021 application. Motion Seconded by Jed.

Motion Passed. A written decision will follow.

***White Doe Farm Conditional Change of Use***

Val read the Warning.

John gave the particulars of the Conditional Change of Use Application. White Doe Farm would like to convert space used for retail/workshop by previous owner to a wedding venue. Per the Fire Marshall the space could contain to 49 people. The owners' representative, Tiffany Ross, said they would limit the number to 45 people. She also stated there is space off the patio in which a tent which could set up, which could accommodate 60 people if the wedding party wanted to have their event outdoors. The venue would only accommodate 45 or 60 people. A question was asked about using both

the barn and the tent for a total of ~100 people. Ms. Ross said that if the renters were using the barn, they could provide a tent for people to be outdoors but that the barn would be limited to 49 people as stipulated by the Fire Marshall. If the barn is not being used, a tent which could accommodate up to 60 people could be used adjacent to the house and patio.

There are no catering or toilet facilities, these would have to be provided by the caterer and the renter respectively. It is being suggested that some kind of food truck be used to provide food for guests.

Bryan Biagioli, an abutting neighbor, asked about parking, he was concerned people would be parking on Route 315 and Clark Road. Ms. Ross said White Doe Farm will use the Lower Pasture, on the corner of Route 315 and Clark Road – with entry to the parking area from Route 315, for parking, which has space to park 45 cars. There were also questions about whether the lot would be used by the wedding party. The people renting the farmhouse would park in the lot attached to the house and any catering vehicles would also park in the house parking area.

Anthony García asked a question about the quantity of events occurring any given weekend. There will only be 1 event per week. Ms. Ross said the farmhouse has to be rented for a wedding to occur there and it is just not possible to prepare the farmhouse for more than one event per week.

There was a question by several neighbors, Mr. Biagioli, Mister García in person and Michael Gaige and Jennifer Randall via email, about noise since there is not a noise statute in the State or the town. Ms. Ross said most events occur in the afternoon and are done by 10:00 pm.

Would pyrotechnics or bonfires be allowed? No.

Are the owners looking to increase the number of weddings if the venue is successful. No.

Phil Mazzucco said he would like to see the area where parking is being proposed. He and Jed will inspect the parking area on Wednesday, July 14 at 8:00 am.

July 27, 2021

Meeting was reopened at 6:00 pm by Charlie Rockwell.

In attendance: Charlie Rockwell, Chair ; Bob Bain ; Rima Georgeson ; Phil Mazzucco ; Peter Pelton ; Jed Rubin ; Val Almosnino, Clerk

Zoning Administrator: John La Vecchia

Public: Jean Ceglowski & Kim Davis Planning Commission, Tiffany Ross, Michael Gaige.

Jed gave the results of the site review regarding parking. There is enough space to park the quantity of vehicles Tiffany Ross gave. He and Phil Mazzucco noted the ground was wet and although not making it a condition, strongly suggested the ground be improved so vehicles did not get stuck.

Michael Gaige asked about what was previously discussed and was concerned about noise, lighting, parking and event length and frequency of events. The Board listened to his and discussed his concerns with him. It was necessary to close the evidentiary part of the hearing and postpone the deliberative session of the hearing until the August 2021 DRB meeting because the Select Board had a previously scheduled meeting at 6:30 pm. The meeting was adjourned until then.

August 2, 2021

Meeting was reopened at 7:00 by Charlie Rockwell.

In attendance: Charlie Rockwell, Chair ; Bob Bain ; Rima Georgeson ; Phil Mazzucco ; Peter Pelton ; Jed Rubin ; Val Almosnino, Clerk

Zoning Administrator: John La Vecchia

Public: Jean Ceglowski & Kim Davis Planning Commission, Tiffany Ross, Michael Gaige.

The Board decided to deliberate the concerns of adjoining landowners privately. After much deliberation, a motion was made by Phil and 2<sup>nd</sup> by Pete to approve the change of use with conditions. A written decision will follow,

Respectfully,

Val Almosnino, Clerk