

## **Town of Pittsford VT Zoning Board of Adjustment (ZBA) Hearing Minutes**

for

### **Public Hearing on Application #23-33 from Peter Paulding; requesting Conditional Use approval, with variance if necessary, to hold Indoor-Outdoor Wedding Events at 2636 US rt 7 (Parcel G.L. # 0312) November 17, 2023**

*ZBA Members Present:* Richard Conway (vice Chair), Nicolas Michael, Ed Keith jr., Charles Simpson

*ZBA Members Absent:* Stan Markowski, Dan Adams, Clarence Greeno

*Also Present:* Jeffrey Biasuzzi (ZA & Recorder), Ty Paulding, Mirina Perez, Wendy Wood, Peter Paulding (Owner/Applicant; via Zoom)

*Call to Order:* R. Conway called the Meeting to Order at 7:01 pm. The Hearing was recorded on Zoom.

*Approval of draft Meeting Agenda:* N. Michael Moved to approve the draft Agenda, C. Simpson seconded, all approved and Motion passed.

*Open Public Hearing:* R. Conway read the Public Warning for Application 23-33; introduced the ZBA Members; and Swore in Participants that wished to present testimony.

J. Biasuzzi presented a description of the Application's request, referenced the property being in two zoning districts, and the how Article III (Table of Uses) could be applied to the application. The ZA read into testimony the two-page Application cover letter (copy attached) as from Peter Paulding, dated 8/25/2023, describing the Owner's proposed project for his "Sunshine Village Farm".

Board Members questioned the Owner/Applicant on the proposed project:

C. Simpson asked about the uses in the two zoning districts. P. Paulding replied that most activities would be in the Commercial Zone, a (mobile) wedding Arbor and some overflow parking could be in the Rural Zone.

C. Conway asked if the events would be only be in the existing (former) horse arena. P. Paulding replied that wedding ceremony would be outside (weather permitting) and receptions usually inside the arena building. He wished to reserve an outdoor event option (open or in tents).

The Board and attendees examined the Application and maps submitted.

Neighbor Wendy Wood asked about exterior lighting, noise, and late evening activities. She thought that a 10:00 pm end of activities acceptable. Simpson asked also requested event time details and fireworks. P. Paulding stated that the property was their warm-season Home, and he would not permit late night events or fireworks.

Neighbor M. Perez asked for details on location of event activities (ceremony, music, dining, parking, etc.). P. Paulding replied wedding ceremonies would be outside (weather permitting) and receptions usually inside the arena building. The main House was formerly permitted as a restaurant and a Bed & Breakfast. Wedding Party members would have use of some of the House for ceremony preparation.

C. Simpson asked about number of vehicles would be parked and the parking locations. P. Paulding stated that the Event Catering firms would be responsible for transporting groups of guests by shuttle busses from their hotels to the Sunshine Village Farm; thus reducing number of on-premise personal vehicles. Most vehicles would be parked between the small barn and the arena building, with overflow parked in the (north) meadow if needed.

R. Conway read through Zoning regulations. Section 503 (Decisions on Conditional Uses) as it relates to the proposed project was asked of the Applicant. P. Paulding noted there was no paved parking or new structure construction involved. Potable potties and wash stations would be provided, and Catering Companies would provide VT licensed (mobile) food and beverage facilities. The Applicant stated he had VTRANS review approval and Act 250 has been contacted about the

proposed activities. Reviewing Section 1003 (Site Plan considerations), the Board, asked about parking, exterior lighting, and screening from adjacent properties. P. Paulding stated that the existing exterior (building mounted) lighting has been in use for years without neighbor concerns being an issue, and would be adequate for event use. No new exterior lighting was proposed.

N. Michael asked if a draft Event Contract had been prepared and maximum number of Event participants. P. Paulding noted this had been discussed with his attorney, and Catering Firms often have their own contract form. The maximum number of people at an Event would be 250. N. Michael requested a copy any draft Contract be provided to the Town.

R. Conway asked for any other comments. Upon discussion, the Members agreed that the Site Plan submitted with the application lacked adequate details as to location of facility components (parking, access roads, Arbor locations, etc.). Ed Keith made a Motion to recess the Public Hearing, to allow the Applicants to prepare and submit an acceptable site plan, to be reviewed at a continued Hearing on Monday January 8, 2024, at Town Offices (426 Plains Rd.). C. Simpson seconded the Motion, all approved and Motion passed.

The Hearing recessed at 8:45 pm.

Respectfully submitted by *J. M. Biasuzzi*

APPROVED: \_\_\_\_\_