

**TOWN OF SOUTH HERO, VERMONT
DEVELOPMENT REVIEW BOARD
DECISION DATED March 13, 2024**

APPLICANT

Name: Dennis DePaul, Executive Director Vermont's Camp Ta-Kum-Ta
Address: 77 Sunset View Rd., South Hero, VT 05486

LANDOWNER

Name: Vermont's Camp Ta-Kum-Ta

APPLICATION

Type: Final Site Plan review for a Maintenance Structure

Number: 24-52-SV077

PROPERTY

Location: 77 Sunset View Rd.

Hearing Date: February 28, 2024

Dennis DePaul, Executive Director of Vermont's Camp Ta-Kum-Ta, submitted an application on February 1, 2024, requesting a final site plan review for a maintenance facility at 77 Sunset View Rd. Per Section 805 of the South Hero Development Regulations, a warning for the public hearing appeared in the February 7, 2024 issue of the Islander and was posted in the Town Office, the Post Office, and the Town Library, and abutters to the property were notified. The hearing was held on February 28, 2024. Richard Hamlin, PE, presented the application to the Board. A list of those attending and participating in the hearings is included in the minutes.

During the course of the hearing, the following exhibits were submitted:

- Town of South Hero Development Regulations, effective September 13, 2021
- Final Site Plan Review Application, dated and rec'd February 1, 2024.
- Site Plan by Donald L. Hamlin Consulting Engineers, Inc., dated October 26, 2023; rec'd February 1, 2024:

- A. Vicinity Map and Orthographic Plan (Cover)
- B. Site Plan (Sheet S-1)
- C. Drive and Grading Plan (Sheet S-2)
- Elevations and Floor Plan by JRMA Design Studio, dated October 20, 2022; rec'd February 1, 2024 (Sheet A200)
- Staff Report for February 28, 2024 DRB hearing.
- Minutes from the February 28, 2024 DRB hearing.

Based on the application, supporting documents, and testimony of Richard Hamlin, **the Development Review Board makes the following Findings and enters the following decision:**

Findings:

1. 77 Sunset View Rd. is a 103-acre parcel on the south side of the road. Camp-Ta-Kum-Ta is a camp for Vermont or Northern NY children who have or have had cancer. The camp has summer residential programs and hosts winter weekends once a month, January through March. The property is in the rural residential zoning district.
2. The Applicant is proposing a maintenance facility to be located south of the camp's main lodge and activities center, atop the ridge on the west side of the property. This location is in an area where campers are not active.
3. Existing structures at the camp include a main lodge with attached pavilion, campers' cottages, activities buildings, a chapel, tennis and basketball courts, a ropes course, and swimming pool with pool house. The proposed maintenance building will allow for equipment currently stored in an activity building near the lodge to be removed and those spaces revert to program use.
4. The proposed 50'x100' structure will be approx. 20 tall.
5. The new building will be accessed by a 12-ft. wide road extending from the south end of the parking area that is adjacent to the lodge/pavilion to a new 10-space parking lot on the west side of the maintenance structure. One parking space will be van accessible. Both the road and parking lot will be permeable.
6. The structure will include storage, office space, a wood shop, repair shop, bathroom facilities, and parking for bicycles, outdoor maintenance equipment, and golf carts. A planned mezzanine will not exceed 30% of the structure's floor space. The structure will have second-floor mezzanines.
7. A new water line from the lodge will serve both the chapel and the maintenance structure. A new bathroom is also proposed for the chapel. Both the chapel and maintenance structure will have 1000-gal. septic tanks and pump stations. Force mains for both will run to a permitted leach field (yet to be constructed) in the field northeast of both structures.

8. The distance from the new structure and the closest boundary (west) is 311 feet. The closest view of the structure will be from ½ mile away, on West Shore Rd. Cedar trees will be planted along the west side of the building and parking lot as partial screening.
9. The proposed site has a gentle slope that will require some grading. Unless there is ledge uncovered, the excavation should be balanced.
10. Water runoff from the roof will be directed to the west side of the structure, and to a culvert under the driveway to a 4-ft. wide stone-lined ditch that extends along the east side of the drive. Water flow from the site to the property to the west will remain the same, however the speed may be reduced. This will require a stormwater permit from the State and the flow will be engineered.
11. The parking area will be lit by building-mounted lights.
12. Hazardous materials stored at the maintenance facility will be gasoline, paint, solvents, and a propane tank.
13. The Applicant will be applying for amended Act 250, Stormwater, and Wastewater permits.
14. The road to the maintenance facility will be maintained throughout the year.
15. There will be no new employees and no additional traffic will be generated.

The site plan was deemed complete, and T. Maxham closed the hearing on February 28, 2024.

Conclusions of Law:

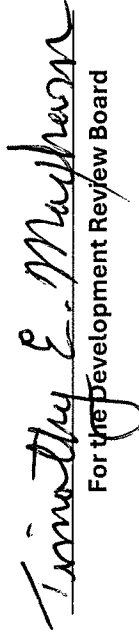
- A. Per Table 2.1 (Allowed Uses), camping facilities in the Rural Residential Zoning District require conditional use and site plan review. Conditional use had already been approved in 2009 by the Zoning Board of Adjustment. It was amended in 2013 to extend the camp's operating days for winter activities.
- B. The application meets the requirements of Table 3.2 (Final Site Plan Requirements) and Sec. 302.D (Final Site Plan Review).

On March 13, 2024, G. Hunt moved to approve the application, with the findings of fact listed and with the following Conditions; M. Welch second. Whereas Final Approval was granted to the application with Conditions, with the following people voting in the affirmative: T. Maxham; D. Patterson; L. Kilcoyne; M. Welch; G. Hunt; and J. Brightwell.

Conditions:

1. Applicants shall comply with all evidence as presented at the hearing or as amended by this decision.
2. It will be the Applicants' responsibility to obtain all required State permits and submit copies to the Zoning Administrator.
3. The Town of South Hero's responsibilities are limited to ensuring compliance with the approvals and permits issued by the Town of South Hero. The Town accepts no responsibility for compliance with the conditions of any permits or approvals issued by any other entity. The Town of South Hero will not be liable for the failure of the applicants to carry out their duties and responsibilities.

Dated: March 13, 2024


For the Development Review Board

APPEAL RIGHTS

Any appeal of this decision must be filed with the Superior Court, Environmental Division) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. §1431 and the 5% surcharge required by 32 V.S.A. §1434a(a). A copy of this appeal must be filed with the Zoning Administrator or the Town Clerk within thirty (30) days from the date of issuance.