

Minutes for Cornwall Zoning Board of Adjustment (CZBA) public hearing held on
Thursday May 21, 2015 beginning at 7:00 PM at the Cornwall Town Hall

Applicant: Anja Wrede

Name of Record Owner: Dirt Capital Partners, LLC

Location of property: 2170 VT Route 125, Cornwall, VT

Present: David Black, Anja Wrede, Christina (a friend of David and Anja) Ingrid Jackson, Barney Hodges and Annie Wilson.

7:00 PM - Meeting called to order.

David explained that he and Anja presently have the subject property under contract with the Dirt Capital Partners, LLC. This conditional use permit is a contingency in the contract. The way RAD- Innovations currently operates they do not need to have conditional use permit as they have no employees. However, they may want to hire employees in the future.

Barney asked if Anja or David could explain their business and review permit.

Anja explained that RAD- Innovations does minor assembly of bikes and some bike fitting for the purchasers. It is mostly the receipt of bikes and then the re-assembly and then shipping them out again.

We reviewed the permit together.

Barney said that Anja has met the General Capacity Criteria in Section #355.

Ingrid said that regarding the sign – that does not fall in CZBA purview – but referenced them to Section 730.

Barney enquired about hours of operation. Barney also asked if they would want to get in to have retail in the future.

David explained that they are not planning to do bike retail – but they will also have a farm operation at some point and they may sell some of that.

Barney said that if RAD-Innovations decided to do retail they would probably need to come back for another CUP that would be more specific to that part of the operation. As for a farm store – that is different too. But this did trigger the discussion that there is already two other CUPs that run with this property and that the CZBA will need to review these before we can grant a decision.

Anja and David said that they are aware of the other two CUP's and that they do not feel that they would impact our decision to grant this CUP as they were for different operations.

Barney explained that he really needed to review them before a decision could be made and that he did not have an opinion either way at this point.

7:38 – Ingrid made a motion to close meeting. Annie seconded.