

A Special Meeting of the Jay Zoning Board was held on Wednesday, June 18th, 2014, at 6:00 p.m. at the Jay Municipal Building.

Zoning Board/Planning Commission Members/Alternates Present:

Peter Fina-Chairman

Shirley Talbot

Denise Rossignol

Ron Kapeluck

Earling Morse

Jeremy Starr

Mike Murphy

Mike Iula- Alternate

Zoning Administrator present: Arlene Bosco

1. Peter Fina called the meeting to order at 6:00 p.m.
2. Public Hearing at 6:00 p.m. (continuation of the Public Hearing on June 9th, 2014), application by Jay Peak Inc., for a Seasonal Outdoor Amphitheater on Stateside. The Public Hearing began at 6:00 p.m. Jake Webster, representing Jay Peak Resort presented the application for an Outdoor Amphitheater on Stateside. He stated, based upon the last meeting, he did a little research regarding the number of concert goers at the Grateful Dead concert in Highgate, Vermont and the Phish Concert in Coventry, Vermont, and the numbers were over 60,000 people. He said the amphitheater proposed at Jay Peak Resort will only accommodate 3,000 people. He answered questions from board members about litter/litter clean up, garbage/recycling at the resort and in the Town of Jay, ambulance coverage, event security, camping on site, seating areas, perimeter fence, and ticket prices.
3. Ron Kapeluck asked Mr. Webster if he is planning to obtain an Assembly Permit, as he had research Vermont statutes and there are state requirements. Mr. Kapeluck presented a printout from the State of Vermont outlining assembly permit requirements. Mr. Webster stated he has spoken with the State and the Town Select Board and will look into this further.
4. Mr. Webster distributed a handout to show the Stateside Amphitheater stage and parking lot plan, ingress route map, and mobile stage rental sizes. He reviewed the handout with Board members. He answered questions from Board members about ADA seating, generators, gear buses and band trailers. He said large band trailers will park at the Mountain Kids Adventures Center. Band vans will remain at the condos. There are seven vendors confirmed for the first concert, and they could accommodate up to twenty. The vendors will be located by the jersey barriers. He answered questions from Board members about the amount of parking space vendors would utilize, Stateside Hotel bookings, and sound projection.

5. Mr. Webster distributed a handout showing Stateside Amphitheater-parking supply and demand for event. He reviewed the handout with the Board. Denise Rossignol said she felt the number of people assumed to be occupying a car should be a whole number instead of the 2.5 on the spread sheet. He answered questions from Board members about, shuttle service availability, shuttle peak periods and ambulance route exits. Ron Kapeluck stated he is concerned about the band stage projecting into the fire lane and spoke with Paul Cerruti (State Fire Marshalls Office). Mr. Kapeluck stated Mr. Cerutti indicated he is expecting a drawing from Jay Peak to show stage location and fire lanes. Mr. Webster said this plan is in the works and the plans should be completed soon and submitted to the State. Mr. Webster further indicated a meeting with the State Fire Marshall's Office was scheduled for Monday, June 23, 2014.
6. Mr. Webster distributed a handout showing the Jay Peak Project Review, Jay Town Verification Record. The review letter came from Mr. Scott Rappold, Chief of the Jay Volunteer Fire Department, and President of the Missisquoi Valley Ambulance Society. Mr. Webster reviewed the handout with the Board.
7. The presentation portion of the Public Hearing ended at 7:35 p.m.
8. Discussion and vote on permit application: Jeremy Starr moved the Board go into deliberative session to discuss the application. Denise Rossignol seconded the motion. The Board returned to open session. Denise Rossignol moved the Board approve the Conditional Use/Change of Use permit application by Jay Peak Resort for a Seasonal Outdoor Amphitheater with the following conditions:
 - a. Any impact to the Town of Jay as a direct result of the event creating unexpected cost incurred by emergency service, clean up, state police, and/or any other service is to be paid by Jay Peak Resort.
 - b. In the event of a future increase in size of any venue, accommodating over 3,000 people, Jay Peak Resort will require a new permit and a site plan review by the Zoning Board.
 - c. Jay Peak complies with 20 V.S.A. #4507 State Statute, criteria for imposing conditions on the permit.

Jeremy Starr seconded the motion. The Board unanimously approved the motion.

9. The Board discussed the changes to the open meeting law and plans to designate three public places in the town to post its agendas at its July meeting.
10. The meeting adjourned at 7:50 p.m.

The next meeting of the Zoning Board/Planning Commission will be Monday, July 14th at 6:00 p.m. at the Jay Town Hall.

Submitted by, Arlene Bosco, Secretary