

Dummerston Review Board
Provisional Meeting Minutes 03.15.2022

Meeting was called to order at 6:00 pm by DRB chair, Alan Mc Bean.

Administrative Meeting:

February 2022 minutes were approved with edits. Cami Elliott motions for approval, seconded by Natalie Pelham-Starkey

Amendments in Rules of Procedure and Conflict of Interest Policy were approved. Section IV, first paragraph "and clerk" was removed. B. The second sentence was changed to read, " In the event that the Chair and Vice Chair are absent or recused, the Board will vote to assign a member the role of Acting Chair for the meeting. D. The first sentence was changed to read, "The Board will share responsibility for the taking of minutes of meeting. The task of minute taking by members will rotate alphabetically each month, by members last name, with the exception of the acting Chair of the meeting. Natalie motions for approval, seconded by Chad Farnum.

Election of officers: Alan McBean-Chair, Josh Pacheco-Vice Chair

Zoning Administrator: Roger Jasaitis advised there will be two applications for April. The April hearings will be April 19 with the site visits at 5:00 and 5:30. Meeting at 6:00.

Zoning Administrator, Roger Jasitias noted that the Kampfires application was pulled until next month.

Alan read the warning and swore in all interested parties at 6:10pm.

Application #3673, Sandri Reality Company Inc. Application for Conditional Use under Section 720-726 of the Bylaw. Site Plan Review under Section 724 of the Bylaw.

Present at Site visit: Tena Mowrey, Erika Young, Mike Behn, Richard Marcks, David Frothingham (engineer, Wilcox & Barton), DRB members : Natalie Pelham-Starkey, Alan McBean, Cami Elliott, Rojer Jasitias (Zoning Admin)

Present at Hearing : Tena Mowrey, Erika Young, Mike Behn, Richard Marcks, David Frothingham, DRB members : Natalie Pelham-Starkey, Alan McBean, Cami Elliott, Chad Farnum (zoom), Rojer Jasitias (Zoning Admin)

Summary of minutes;

David Frothingham gave a summary of the project.

- Site has 630ft frontage and is 150 ft at widest point

- Existing structure is nonconforming

- Proposed 36x12, 426 sq ft addition on south side of building for a new cooler

- Project meets the setback requirements

- No change to use

- Changes to better serve existing traffic

- 22 spaces for parking, exceeds what is required

Does not require Act 250 permit or Waste Water Permit

Green Mountain Power has ROW to the site. Addition will not impact GMP

Chad asked about change to compressors

Mike Behn - Presently there are 14 coolers/compressors

New cooler and compressor will take place of old coolers/compressors

New ones will be more efficient and quieter

Bathrooms will be accessed from inside

Wall facing Rt 5 will be sided and existing window will be eliminated and sided

Roof of addition will fit under current eave

Building is served by Putney municipal water and sewage

Renovate interior with LED lighting and access to bathrooms

No additional external lighting.

Replace existing sidewalks

Straight roofline across the front, eliminate columns

Entire building and extension will have the same exterior finish

Coverage is under 50%, adding less than 1%

Hearing ended at 6:22pm

Respectfully submitted,

Cami Elliott

03.16.2022