

## **Draft** – Dummerston DRB Meeting 8/15/2023

The DRB made site visits prior to the meeting.

5pm Lengfellner visit. From the DRB Alan McBean, Peter Doubleday and Chad Farnum. Also Present Roger V Jasitias ZA, and Karin-Aisha Pandelaki- Landowner.

5:30 Fritz visit. From the DRB Alan McBean, Peter Doubleday and Chad Farnum. Also Present Roger V Jasitias ZA, Brett Bartolotta – Barco Construction, Eve Fritz and Anneli Currock.

Present at the hearing: Members of the DRB, Alan McBean, Peter Doubleday and Chad Farnum. Dummerston Zoning Administrator Roger Vincent Jasitias, Brett Bartolotta, Anneli Currock, Karin-Aisha and John Pandelaki, and Keith Arnold. Via Zoom Robert and Rosaland Fritz and Eve Fritz

Alan McBean opened the meeting at 6pm. Alan welcomed the public, explained how the meeting will be organized and asked if they had any questions.

The July minutes were approved and voted on.

Alan Mcbean read the agenda. Alan then asked if there were any conflict-of-interest issues with any board members and the applicants. Chad Farnum stated that Rosalind Fritz is a current customer of his business, he has completed phase one and is about to start phase two, but that he felt he could be fair and objective in this matter. Rosalind Fritz said she was ok with him sitting in as a member of the board, nobody else had any objections. Roger Jasitias said that it needs to be in the minutes that this declaration met the conditions of Section Six of the rules of procedure policy.

Alan McBean then read the oath and swore in anyone wishing to give testimony at the hearing.

Alan Mcbean opened the first review for the Lengfellners, permit application #3727. Karin-Aisha Pandelaki stated as the landowners they were there on behalf of the applicants. Alan stated he had worked for the Pandelaki's in the past and asked if they were ok with him sitting in on the board. The Pandelaki's were ok

with it. Karin-Aisha presented and map of their property that showed the location of the proposed ROW. If the ROW is approved they plan on subdividing a portion of their land to sell to the Lengfellners. Alan McBean asked what the proposed width of the ROW would be because it wasn't specified in the application. Roger Jasitias stated that twenty feet was the minimum ROW width. Chad Farnum asked to clarify that the ROW would remain on the Pandelaki's property and the future subdivision would not include the ROW. Karin-Aisha stated that was correct. Alan McBean asked if they had been in touch with the state regarding the curb cut. Karin- Aisha said no, she thought perhaps the Lengfellners had handled that. Roger said he would pass along the correct contact info for the state. Roger reminded the board that any permit's issued by the DRB were contingent on meeting any state requirements.

Review of permit application #3733. Brett Bartolotta stated that last summer he renovated the second floor of the existing house into an open concept one bedroom space for use as an Airbnb. The unit has one bathroom, it's own separate exterior entrance and one dedicated parking space. It's a unit designed for one person.

Alan McBean asked how many bedrooms in the entire house, does it meet the requirements for the waste water system. Brett replied 3 total bedrooms which the waste water system can handle 4 bedrooms. Alan Mcbean said they permit covers 3 bedrooms. Brett stated there are two full time occupants and the Airbnb rents to one person at a time. Alan asked about the lighting on the barn. Brett stated it comes on by motion. Alan asked about any signage. Brett said the only exterior sign is the one on the unit door welcoming guests. Chad Farnum asked how often it is occupied. Eve Fritz said it's basically rented every other weekend. They rent to one person and their pets at a time. Alan asked Roger Jasitias for clarification on whether or not there are issues with two businesses being run out of the same house since there is also a pet sitting business on site. Roger said there was no issue because one required a conditional use and one did not. He later stated there was nothing under section six that would limit more than one business at any given parcel. Alan asked if there had been any fire inspections done. Brett said there is a CO detector, smoke detector as well as fire extinguisher.

He didn't believe it was needed. Roger stated that all short term rentals in Vt were subject to inspection by the Fire Marshal. He offered to forward a sheet of the state requirements to Brett. Anneli Currock stated that they really rely on this income to help them afford to stay in this home. Brett said they are true hosts since they live on site.

Alan McBean closed the hearing at 6:24 pm

Respectfully submitted by Chad Farnum