

Draft

Dummerston DRB Minutes

January 17th, 2023

Those attending in person for the board, Alan McBean, Cami Elliott, Peter Doubleday, and Chad Farnum. Via Zoom for the board Natalie Pelham-Starkey.

Those attending in person from the community, Roger Vincent Jasaitis Zoning Administrator (ZA), Kathleen Wall, Paula Lepporoli, John Bogdanski, Danielle Lacroix. Via Zoom, Tami Gray, Rachal Manegan, Mark Lepporoli, Sheri Bolster.

Site meetings were held on Saturday Jan. 14th, 2023. At the site of application #3702 for the board, Chad Farnum and Peter Doubleday. From the community Paula Lepporoli, John Bogdanski, and Danielle Lacroix.

At the site of application #3703 for the board, Chad Farnum and Peter Doubleday. From the community Zach Corbin.

6 pm Alan McBean opens the meeting by introducing the board and discussed the procedures of the meeting with all those in attendance. November minutes were submitted for approval and were approved unanimously. February meeting was discussed as to date and potential applicants and the board approved holding the site visit on the same day as the next meeting.

Public meeting was opened at 6:05 pm. Alan Mcbean read the warning and administered the oath to those in attendance.

Application #3702 Lepporoli Trust. Mark Lepporoli, applicant, stated that he plans to keep the cabin and sell the second house on the property. In order to subdivide the property, he first needs to establish a Right of Way (ROW). After many attempts to find a different location for the ROW he decided to use the existing driveway as the ROW and now needs it approved by the board. Danielle Lacroix asked if the ROW will be extended to access the upper portion of the land that will still be part of the cabin property. John Bogdanski said no it will only go as far as the property line. Tami Gray asked if the ROW in question was something other than the existing driveway and that the property has two ROWs already. John Bogdanski said the ROW being requested is the existing driveway and that the second ROW was not usable. Mark Lepporoli stated that he tried to create a ROW that wouldn't cross the property so close to his

cabin but he was unable to make it feasible and so he decided to use the existing driveway as the ROW. Chad Farnum asked if the property had multiple ROWs would this decision change or eliminate any of the existing ROWS. Roger Jasaitis ZA said no this would not eliminate any existing ROWs. A previous board approved there being two separate houses on the same lot but never required the driveway to be deemed a ROW. Danielle Lacroix asked if any future ROW would need DRB approval. Alan McBean answered yes it would.

Sherri Bolster stated that her driveway washes out during heavy rains due to the runoff from the driveway that is being requested to become the ROW. She wants to make sure the driveway is changed to prevent the water from doing this. She said she is not opposed to the ROW. Mark Lepporoli said he understands her concerns and will work with Sherri to fix this. Sherri Bolster said she was upset that they were not consulted during the original decision allowing this driveway. Alan McBean suggested Sherri consult with Lee Chamberlain, road administrator, about her concerns. She said she had and Lee felt it was not a town issue.

Kathleen Wall said she was a neighbor and had no issues with approval of this ROW and said she had issues with water and her own driveway until she found a remedy and would be willing to share that information with the Lepporolis.

Seeing no more discussion Alan McBean closed the hearing for the first application.

Application #3703. Alan McBean read a letter to the board from Zach Corbin who was not able to attend the meeting. Zach's letter stated that the building was moved to the current location during construction of the garage. The current location is only temporary until it can be moved to the Hermit Thrush property on RT 5 in Dummerston in approximately 12 to 18 months.

Chad Farnum asked for clarification of the required set back. Roger Jasaitis said it's fifty feet from the road and this building is currently only twenty feet. Roger Jasaitis stated that where it was originally prior to being moved for the garage it would not need a permit because it was under the square foot requirements of the town, but that now it is not in the allowable setback and therefore would require a waiver to remain there. Natalie Pelham- Starkey asked how it was set there originally and said it looked like Zach had plenty of space to locate it where it wouldn't need a waiver. Alan McBean agreed the parcel has more usable space to locate the building that would meet the setback requirements. Natalie Pelham- Starkey stated that it is a highly traveled road and this building is close to the road. Alan McBean asked what the required side setbacks would be. Roger Jasaitis said that since the building was under the 200 square foot limit only ten feet would be required.

Peter Doubleday asked if the small building size would allow it to be located within the setback requirements. Not without the waiver said Roger Jasaitis.

Natalie Pelham- Starkey asked how this came to the board for review. Roger Jasaitis said he was on site for other issues of shipping containers being onsite and told Zack Corbin that this building was also in violation of setback requirements and told him he would need to move it.

Seeing no more discussion hearing was closed at 6:35 pm.

Respectfully submitted.

Chad Farnum