

Meeting of the Dummerston DRB

July 15, 2025

Attending: Alan McBean, Chad Farnum, Patty Walior, ZA Roger Jasaitis, other interested parties: Victor Cormier, Don Robinson.

Site visit attendees:

VT Trails, LLC 599 Kelly Road: Alan McBean, Chad Farnum, Patty Walior

Debra Titus 1571 Rt. 5: Sally and Alan Seymore, Deb Titus, Don Robinson, Alan McBean, Chad Farnum, Patty Walior, Roger Jasaitis

- Meeting called to order at 6:00 PM by Chair Alan McBean. Minutes from June approved with no changes.
- Roger reported we will have a meeting on August 19th, 2025. Application for a food truck at Upper Pass Brewery submitted by Zack Corbin. Site visit will be at 5:30 PM

Alan opened hearings at 6:03 PM. He read warnings and swore in all interested parties.

Hearing for application #3811 began at 6:03. Victor Cormier explained his need for additional square footage for an already completed Accessory Dwelling Unit. The building is 130 sq feet larger than the allowed 1000 sq foot. He describes the farm as a semi-retirement project that involves his children with the goal of giving produce away to the community rather than selling for profit. Victor detailed the use of the ADU as an apartment that includes a garage with a lift for equipment repair and a space for growing seedlings, maple syrup production, and freeze-drying food. He emphasized that this farm is more of a hobby than a business and asked the board for approval of the additional space. Hearing closed at 6:11

Hearing for application #3808 began at 6:12. Don Robinson, contractor for project explained the need for a waiver to setback. He confirmed the parcel size (24x24) accessory structure and coverage are not in question. A waiver is requested because the structure would be too close to the property line. A 25' minimum is required by the Zoning Bylaw in this case. Don reported the State has no issues with the structure and its location. The applicant is requesting a 15' waiver. There will be lighting on the northern side of the garage (facing southbound traffic). There will be no lighting facing neighbors. Hearing closed at 6:17.

Respectfully submitted,

Patty Walior – DRB member