

DRB Hearing 10/21/2025
draft

The meeting was preceded at 5:30 PM by a **site visit** at parcel 827 at 792 US Route 5, (Kampfires campground) the site of the proposed food truck. **Present** at the site visit from the DRB were Chad Farnham, Cami Elliott, Patty Walior, Peter Doubleday. Others present were Applicant: Zachary Corbin, Lucilia Corbin, Zoning Administrator: Roger Jasaitis

The public meeting was held in the basement of the Dummerston Center Church in order to accommodate an anticipated large number of participants.

The meeting was called to order at 6:03 PM by Vice Chair Chad Farnham who was standing in for Chairman Alan McBean who could not make the meeting. Due to technical difficulties the meeting was not available via Zoom.

Chad called the meeting to order and read the warning and outlined the two items on the agenda.

1. A review of application #3823 Zachary Corbin for conditional use Food Truck and Site Plan Review at parcel 827, 792 US Route 5.
2. A review of an Agreement Letter dated August 8, 2024, Maria Glabach.

Acting Chair Chad Farham then explained that he needed to point out that he had an ongoing business relationship with Ted and Kristen Glabach, Maria Glabach's son and daughter in law. He said that if anyone felt that this relationship constituted a **conflict of interest** in these proceedings that he would recuse himself. If, however, he did recuse himself, the review of the Glabach letter would need to be adjourned until the November meeting since no other board member felt qualified to act as Chairperson. Shawn Stone said that he felt it would be "unfair" to have Chad act as Chair of these proceedings. The review of the Glabach Agreement Letter portion of the meeting was subsequently adjourned until the November board meeting.

Item #1 **Review of Zachary Corbin application #3823**, Conditional use Food Truck. Present for the Corbin application were Claudia Teachman, Ed Anthes, Tom Simeon, Barbara Simeon, and Michelle Simpson.

Chad gave Zach the floor and asked him to explain his project. Zach said he had been approached by the owners of Kampfires Campground who were looking for a food vendor at their campground and thought his food truck would be a good fit. His plan is to work on it over the winter and **open in June of 2026**. **Hours and days of operation**: lunch through dinner 11:00 – 8:00, six days a week. **No alcohol** served. **Lighting** will be floodlights shielded to keep light within the property boundaries. **Signage** will be limited to lettering on the awning over the serving area facing Rt 5. **Wastewater** will be handled with a storage container which will be emptied daily into the campsites wastewater receptacle. **Electrical service** already exists on site. **No seating** will be provided around the Food Truck. **Sufficient parking** is available at the adjoining campground parking lot.

Chad asked if anyone from the public had any questions about the Corbin project. Tom Simeon stated that he would like to see things stay the same and not have a lot of rules. Chad responded by saying that the best way to ensure that rules were limited was to get on one of the town boards which made the rules.

Meeting adjourned at 6:20.

Submitted by Peter Doubleday