

Dummerston Development Review Board – June 16, 2020

Attending: Alan McBean, Cami Elliott, Josh Pacheco, Chad Farnum, Patty Walior and ZA Roger Jasaitis.

Other Interested Parties at site visit: Amy Wall, Poppet Seymour (representing Allen and Sally Seymour)

Interested Parties at meeting: Amy Wall, Allan and Sally Seymour

Meeting called to order at 7:03 by chair Alan McBean. Minutes from May meeting accepted with updates. Roger reported we will have a meeting in July, there are 2 applications. Motion made to reverse order of scheduled applications and accepted. Site visits were made prior to meeting. All interested parties were sworn in and warning was read.

Hearing for application #3595 for a Conditional Use Permit for Commercial parking by Amy Wall began at 7:10 PM. Amy explained that she is looking to be permitted to park 3 box trucks on her property located on Rt 5. She has owned property since the early 2000's. There is currently are two 2 bedroom apartments in front (red structure) and the white house has 2 apartments as well. Previously the garage on white house was the location of a business she owned with her now ex husband. Garage was converted into a 1 bedroom apartment and she wasn't aware that when the business moved she was unable to park commercial vehicles there without a permit. At this time there are 3 box trucks (approximately 16') parked there, they are owned by a previous tenant who started his own business and couldn't find another location. When the trucks are in use the driver's personal cars are parked there. The parking area is more than large enough to accommodate the vehicles. She reports that she takes pride in her property, it is always well maintained and landscaped. She thought she was doing a good thing to help a friend. Allen and Sally Seymour were in attendance to voice their concerns. Allen read a letter that was sent stating that they feel having commercial vehicles parked there is detracting from a scenic corridor. They feel it is vital to tourism to keep as natural as possible. They also feel it is a commercial parking lot in a rural commercial zone. The Seymour's request if approval is given that the Act 250 permit needs to be amended. He also stated that sometimes they start their day at 4 AM and when the trucks leave the parking lot their lights shine into their bedroom. Amy and Allen both have photos

of trucks in lot. Both feel the other's photos are misleading. Amy reported she has no interest in making this a parking lot for 18 Wheelers or any more trucks than are already parking there. They are using the spots that the door company used previously. This helps her financially. Cami asked about hours of their operation. They have two runs a day, 5-8:30 am. And 1:00-6:30 pm. They may vary slightly depending upon where they must travel. Sally reported that there is an Act 250 permit under the name of John Nisely from 1994 (Frenchie's nephew) for the golf driving range. Amy also reported that there is a berm that partially shields the trucks (she believes there is an ACT 20 permit for that). Amy reported there will be no signage or additional lights. Hearing closed at 7:45.

Hearing for permit #3594 Conditional Use, short term rental by Alan McBean began at 7:50. Alan recused himself and Chad ran this portion of meeting. Chad read oath for Alan. Alan reported that he and Judy would like to use the existing apartment for short term rentals. It has been a one bedroom since 1965, first for his grandmother, then his mom lived there and it has also been an office. It's been empty for 4 years. The apartment is 1 bedroom, has it's own septic and parking. There will be low impact on neighbors: no signs, no lighting added except maybe some solar lights along the walkway. He anticipates it mostly being long weekends, maybe skiers, music festival musicians, leaf peepers. The longest they would rent is 1-2 weeks. They would always be home when apartment is rented. They would not allow motorized vehicles in the woods however would consider horses as they have a barn and lots of space for riding. Other than possibly horses they would not allow pets. Hearing closed at 7:55.

Respectfully submitted,

Patty Walior, DRB Member