

Dummerston Review Board
Meeting Minutes 8.19.2022

Public hearing opens at 6:11 pm

Warning is read aloud.

Attendees are sworn in. Chair asks if there are any questions. There are no questions.

July 19th meeting minutes are reviewed and approved.

Natalie Pelham-Starkey moves to accept the minutes and Cami Elliott seconds. Minutes are approved.

Peter Thurrell requests clarification on the conditions set forth in the Decision and Conditions section 9 of approved decision for application # 3670 (see below)

"9. The DRB noted that the development activity on this parcel has, over time, migrated to the front of the parcel within view of Route 5. Under Section 635 Landscaping Requirements, "Commercial and industrial uses shall provide for a strip of land at least fifteen (15) feet in width which shall be maintained as a landscaped area in the front...". To meet the requirements of this Section of the Bylaw, the applicant must plant a vegetative screen consisting of evergreen trees or bushes with a minimum height at planting of 6' and to reach a minimum of 16' at maturity. Trees or bushes should be planted in such a way as to create a solid barrier. Spacing at the time of the planting shall be done so that plantings will create the solid barrier within 2 years. "

Thurrell contests the impact/ line of sight issue for the activity at the front of the property and also comments that the suggestion of trees as a barrier won't work because they will not survive. He asks that the board consider another site visit to review the need of fencing/landscaping as a condition of his permit.

Board agrees to revisit the site to assess the needs of barrier/landscaping for the front portion of the property at the next available time.

End of DRB Business meeting

Opening of Application review: # 3693 at 1031 Middle rd. Dummerston VT

Application for a Waiver to Setback, Accessory Structure;
Garage and Site Plan Review, by Pinnacle Construction & Restoration, LLC,
under Sections 256-257, 720-726 of the Dummerston Zoning Bylaw at parcel
#677, 1031 Middle Road, Dummerston, VT, a Rural Residential District.

Present at site visit: Bruce Gourdon (Applicant), Matt Ewald (Contractor), David Baker (Abutter)
DRB Members: Alan McBean, Cami Elliott, Natalie Pelham-Starkey, Zoning administrator:
Roger Jasaitis

Present at Hearing: Matt Ewald (Contractor), Peter, Thurell, Alan McBean, Cami Elliott, Natalie Pelham-Starkey, Zoning administrator: Roger Jasaitis

Summary of permit request:

Applicant: Matt Ewald of Pinnacle Construction & Restoration speaks on behalf of property owner –Bruce Gourdon

Applicant requests permit for the construction of a Pole Barn for workshop/storage space. Space crosses set back requirements by 10ft from the neighbor property line and 12 ft from the road.

This space is the only reasonable space for an additional structure.

Also lends itself to creating a space for a turnaround in the driveway, this is important because the property is located on a steep curve which makes entering and leaving property safely a challenge without the ability to turn around.

This structure will fill as a base layer, no concrete. It will have 3 openings and one set of doors. Power will be run from the house and a spotlight will most likely be located between the house and structure.

All light will be pointed down and not in the direction of any oncoming traffic and will not leave the property. No water or septic access will be added to the structure.

Alan McBean suggests the contractor check with the State for any additional permits that may be needed for the building.

Alan McBean asks if there are any further questions

No further questions are asked from the board to the applicant or the applicant to the board.

Meeting ends at 6:26pm

Respectfully submitted,
Natalie Pelham-Starkey
8/30/2022