

Draft

Dummerston DRB meeting minutes

February 21, 2023

Those attending in person for the board, Alan McBean, Chad Farnum, Peter Doubleday.

Those attending in person from the community, Roger Jasaitis, Zoning Administrator, Gail S. Brown, Paul Brown, Chloe E. Leary, Stephen C. Tavella, Harold A. Wood. Victor Cormier addended via Zoom.

Sight visit meetings were held on February 21st. At the sight of application #3704 those present for the board were Alan McBean, Chad Farnum, Peter Doubleday. Also present was Roger Jasaitis, the Zoning Administrator.

At the sight visit meeting of application #3705, those attending from the board were Alan McBean, Chad Farnum, Peter Doubleday. Those attending from the community were Gail Brown, Paul Brown, Chloe Learey, Robert Wood, Steve Tavella, Ann Knapp.

At 6:00 pm Alan McBean opened the meeting by introducing the board and discussed the procedures of the meeting with all those in attendance. The January meeting minutes were submitted for approval and were approved unanimously. A March 21st meeting date was discussed if potential applications materialize. Reelection of officers is due at this meeting.

At 6:05 pm, Alan McBean opened the public meeting by reading the warning and administering the oath to all those in attendance.

Application #3704. Because the applicant, Victor Cormier, was not yet present Alan McBean explained that the application was for a Right of Way (ROW) to a potential sub division. Discussion concerning needed permits took place between board members and the Zoning Administrator, Roger Jasaitis. There were no questions from community members about this application.

Application #3705. Cloe Learey explained that she was seeking a Waiver to Lot Size in order to subdivide her 7.3 acre property into two equal sized lots. One lot

would contain the existing house, which she intended to sell. The other lot would remain in her possession as vacant land intended as a future gift to her children. Alan McBean then asked for questions and/or comments from those in attendance concerning Ms. Learey's application. Stephen Tavella, an abutting property owner, expressed concern about the negative effect Ms. Learey's property might have on the value of his own property in the future. Mr. Tavella wanted the board to consider denying the waiver until he, and other neighbors, could receive assurances from Ms. Learey that the property would not be neglected. Paul Brown expressed that he shared Mr. Tavella's concern but realized that it was not possible to control what a neighbor might do. Alan McBean stated that the board's decision must be based solely on the guidelines outlined in the Town of Dummerston Zoning Bylaws. There were no other comments/questions concerning application #3705 therefore that part of the meeting was closed.

Application #3704 was now readdressed with Victor Cormier who was now present via Zoom. Alan McBean questioned Mr. Cormier where he was concerning permits for his project. Mr. Cormier said that all actual work on the project had stopped and that he was in the process of doing all that was needed to get the necessary permits. Mr. McBean asked if there was any conflict with the proposed ROW and the Vermont Land Trusts property. Mr. Cormier said that the ten acres he was building on was excluded from the Vermont Land Trust and that they understood that he needed a ROW to access this acreage.

The meeting concluded at 6:50 pm.

Respectfully submitted,

Peter Doubleday

