

Draft DRB Meeting Minutes July 20,2023

Prior to the public meeting, sight visits were held. The first was at the Landmark Trust's property at 759 Kipling Rd., known as the Sugar House.

Attending from the DRB were Alan McBean, Cami Elliott, Chad Farnum, Peter Doubleday. Attending from the community was applicant Susan McMahan, ED for the Landmark Trust and Roger Jasaitis, Dummerston Zoning Administrator (ZA).

A second site visit was held at the location of The Stone Trust facility at 707 Kipling Rd. In attendance were the four DRB members, Amy-Louise Pfeffer, The Stone Trust ED, Paul Peterson, The Stone Trust Board Secretary, Jared Flynn, Susan McMahan and Roger Jasaitis ZA.

6:00 pm Alan McBean, board chairman, started the meeting by welcoming all and explaining the procedures. Present for the DRB were Alan McBean, Cami Elliott, Chad Farnum and Peter Doubleday.

Also present were Roger Jasaitis, Dummerston Zoning Administrator; applicants Susan McMahan, Executive Director of The Landmark Trust USA; Paul Peterson, The Stone Trust secretary; Amy-Louise Pfeffer, The Stone Trust Executive Director.

The DRB June meeting minutes were reviewed and unanimously accepted.

Roger Jasaitis, Zoning Administrator (ZA) previewed the agenda for the DRB August 15th meeting. First was a new application from Leslie Powers for her business on Black Mtn. Rd. Ms. Power's first application had been denied by the board. She was now reapplying with the addition of variances.

The board discussed whether the new application was sufficiently different from the first to warrant a new review. Roger Jasaitis, ZA, felt that because the new application included variances, which were not part of the original application, a review was necessary. Alan asked about the specifics of the variances. Roger said that Ms. Power was asking for two variances, neither of which were listed in the application and no specifics were given.

The board concluded that it was necessary to know the specifics of the variances to determine the application's worthiness of another DRB review. Roger Jasaitis said he would communicate with Ms. Power concerning the need to provide more information to the board.

Cami Elliott said she would not be here for the August meeting and wondered how her absence would affect the board's quorum? Peter Doubleday said he would not be here for the September meeting. Roger said the problem could be solved by scheduling.

The Board discussed the Act 250 District 2 Commission's response to the The Putney Rowing Club's Boathouse permit request. The Board felt that the Commission's demands were unreasonable and sought how to support the Club in their efforts. It was decided that a letter of support from the board be sent to the Act 250 Commission. Chad Farnum volunteered to write the letter.

6:14 pm Alan McBean started the public hearing by reading the warning and swearing in the applicants. He then asked if anyone on the board had any conflicts of interest with the applicants. Peter Doubleday said that he had had a long-term association with The Landmark Trust but saw no conflict in his participation. Ms. McMahan agreed that there was no conflict of interest.

Application #3721

An application by The Landmark Trust for a Short Term Rental at parcel #702, 707 Kipling Rd. was reviewed.

Susan McMahan, The Landmark Trust ED, said that the Sugarhouse had been used as a short-term rental since 2004. The lack of a zoning permit application until now was an unexplainable oversight by the previous administration which the Trust now wishes to correct.

Questions from the DRB answered by Ms. McMahan:

Number of bedrooms	1
Max occupancy	2
Parking spaces	2
Additional lighting	no

Additional signage	no
Proper septic	yes
Occupancy rate	60-70% yearly average
Inspected by Fire marshal	Yes

Application #3724

An application by The Stone Trust [ST] for Conditional Use and Site Plan Review for Conditional Use was reviewed.

Amy-Louise Pfeffer, The Stone Trust ED, stated that the ST has a lease agreement with the Landmark Trust/Scott Farm for 24 educational event days, with a maximum participation of 32 people per event. These events take place between April and November. These numbers are all within the Act 250 permit.

Roger Jasaitis pointed out The Stone Trust is not listed as a party to the Landmark Trust/Scott Farm Act 250 permit. Alan McBean questioned, since so many different types of educational events are happening at the Scott Farm which are covered by their Act 250 permit, would it be necessary to specify the individual groups, or should it be considered a general educational site. Roger Jasaitis stated that the permit was very specific, to the point of detailing where certain events should happen on the property.

A discussion followed concerning the specifics of the relationship between The Stone Trust and The Scott Farm. Chad asked whether structures were erected for the events. Ms. Pfeffer said tents were used for the events and taken down when they ended.

Roger notified the applicants that the DRB had 45 days to present the ruling.

6:37 pm Meeting ends

Submitted by Peter Doubleday