

Date 5.20.08  
Minutes Approved 6.03.08

Official Minutes of the DRB Meeting

Members Present: Lew Sorenson, Cindy Wilcox, Regina Rockefeller, Herb Rest, and Pat Jaquith; Rick Sullivan and John Warren, Alternates.

Also present: Jean Brown, Jean Newell, Harold Newell, Gina Faro, Lisa Blake, Jim Blake, Natalie Blake, Barb Fostyck, Virginia Carter, Ann Davis, Jean Momaney, Gurudharm Khalsa, Robert Taylor, Melissa Worden, Muriel Taylor, Alex Blakeson, Elinore Towle, Brownlow Towle, Carrie Towle, Paul Normandeau, Eve (Mazzola) Gregory, Karin Blakeson

The business meeting of the DRB was called to order at 7:00 p.m.

The minutes of the meeting on 4.29.08 were approved.

Lew, Herb, and Cindy attended the annual Town Officers' Education Conference; they reported on the sessions they attended. Lew had handouts from the Agency of Natural Resources on Amendments to the Wastewater System and Potable Water supply rule and Hearing and Deciding Zoning Appeals. He also presented handouts on the DRB Rules of Procedures and Conflict of Interest Policy adopted April 10, 2006 and amended April 29, 2008.

Upcoming meetings: There are no pending applications for the DRB regular meeting June 17.  
June 25 there will be an All-Board Meeting at 7:00 at the church basement, Dummerston Center.

A site visit to the property at 182 West Street was conducted at 6:16 p.m. The hearing of the Dummerston Review Board was called to order at 7:30 to hear the appeal of Application #3130 of James & Lisa Blake for approval of a Conditional Use Permit to allow a change of use, including two apartment units and a home business, a Variance and a Site Plan Review for a nonconforming structure and property located at 182 West Street (also known as the former West Dummerston Grange) in the Village District of West Dummerston.

Lew described the Board's rules of procedure and defined Interested Persons in a hearing. Lew issued the oath to those wishing to participate.

Applicant James Blake described the proposed uses of the former Grange building. He described the former septic arrangement and the proposed design for the new system. He stated that the location of the site is under negotiation with neighbors to move it farther north to allow better access to the parking area behind the building. Mr. Blake also address the water supply: that was from a spring across the street on the facing hillside and that they would be evaluating the volume adequacy. No pathogenic bacteria were present in the test sample. Chemical analysis results are still pending. Mr. Blake responded to questions from the board regarding signage and lighting.

In response to questions from the interested persons, topics of Rights-of-Way; parking, vehicular access, the unknown status of the railroad right-of-way, shipments of materials to and from the pottery business, and snow removal were discussed. Siting of the electric kiln for the pottery business and its chimney were also discussed.

Discussion on the topic of possible future use of the main floor of the building was determined inappropriate for this hearing as the applicant is not proposing or applying for any use at this time and acknowledges that the current proposal will preclude all uses of the former Grange Hall area until a subsequent Conditional Use Permit is issued.

A question was raised regarding the Conditional Use definition and its application to this permit. Lew responded to that question.

The Board concluded that additional information regarding siting of the septic system and vehicular access is required before deliberation on the application can proceed. Therefore, a motion was made, seconded, and so voted to continue this hearing on June 3, 2008 at 7 p.m. at the Community Center in West Dummerston. The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Patricia Jaquith  
Clerk