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Date 9/16/08

Minutes of the DRB Meeting

Application #3160 by Scott Farm, David Tansey, agent, for a Conditional Use Permit to conduct various activities related to "agritourism", including weddings, on property located at 707 Kipling Road in Dummerston. Prior to the 7:14 p.m. meeting, members of the DRB attended a site visit to the Scott Farm.

Members Present: Lew Sorenson, Herb Rest, Pat Jaquith; Rick Sullivan and John Warren alternates, seated as voting members.

Also present: Mary Lou Schmidt, Donald Hazelton, Andrew Martyn Sr., Jane Booth, Kelly Carlin, John Evans, Dennis Mewes, Alison Mewes, Gina Faro, Bill Schmidt, Connie Kimball, Lynde Kimball, Claude Gouin, Leon W. Chamberlin, Jr., Diana Lischer-Goodband, Tony Drapelick, Paul Normandeau, Jody Normandeau, Dan Normandeau.

The meeting held in the community meeting room of the Dummerston Congregational Church was called to order at 7:15 by Lew Sorenson. After describing the procedures of the meeting, Lew issued the oath to those wishing to participate in the hearing.

David Tansy, representing Scott Farm, described the proposed uses which Scott Farm is seeking in conditional use permit. He described some of the "agritourism" activities that the farm has hosted: weddings, educational forums, heirloom apple tasting, energy workshops, art classes. Parking is always on the land owned by the Farm and an attempt is made to keep the activities as unobstrusive as possible. Using an aerial photo, he pointed out the orchard site where weddings are held on occasion. Board members raised questions which he answered; the attending public raised questions to which he responded.

Paul Normandeau spoke to his concerns about the proposal and the implications for the town. Connie Kimball spoke to her concerns about noise from outdoor weddings that are held in the orchard. Dan Normandeau spoke to his concerns regarding noise and traffic. Jody Normandeau spoke to her concern about her perceived contradiction regarding whether or not weddings are advertised. Andrew Martyn, Sr. spoke to his approval of the accomplishments regarding building upkeep and the need to raise funds to support that effort. Diana Lischer-Goodband spoke to her concern for late night noise and size of weddings; and she spoke in support of the concept of agritourism as a means of raising income. John Evans spoke to the need to set clear parameters regarding hours, volume, and other issues that may have a negative impact on neighbors; but in the same vein, he supports the efforts of the Farm to support itself. Don Hazelton spoke in support of the entire project. Lee Chamberlin questions whether weddings need to be included in the term "agritourism" and he supports the general application with clear restrictions.

David Tansy responded to some of those concerns.

It was agreed that the comments section of the hearing will remain open until 3 p.m. on Thursday for those who wish to present written testimony to deliver such document to the Town Office.

The following written statements were received on 9/17/08: memo from Gina Faro, Zoning Administrator; memo from JohnEvans, abutter;letter from Scott Farm, David Tansey, agent.

The public hearing concluded at 9:02.

A motion was made to accept the minutes of July 15 as presented. Approved.

At hearing is anticipated for the October meeting of the Board.

The public meeting adjourned at 9:08 and the Board went into deliberative session.

The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith  
Clerk