

**THESE MINUTES ARE NOT OFFICIAL AS THEY HAVE NOT BEEN ACCEPTED OR
CORRECTED BY THE DUMMERSTON DEVELOPMENT REVIEW BOARD**

Date 4/21/09

Minutes of the DRB Meeting

Site visits were conducted at the William Boggess property at 40 Falls Brook Road and at the Jerry and Carol Kocher property at 472 Kipling Road prior to the meeting. Present were Cindy Wilcox, Reg Rockefeller, John Warren, Rick Sullivan, Pat Jaquith, and Charlotte Annis.

The meeting was called to order at 7:00 at the Dummerston Town Offices by Vice-Chair, Cindy Wilcox. Lew Sorenson joined the meeting at approximately 7:10.

Reg Rockefeller moved that the same slate of officers: Lew Sorenson, Chair; Cindy Wilcox, Vice-Chair; Pat Jaquith, Clerk. Seconded, and voted in the affirmative.

The motion was made and seconded to accept the minutes of 12.16.08 as written.

Lew announced upcoming meetings and trainings.

There will be two variance hearings at the May 19 meeting. The All Boards meeting will be on May 20 at 7:00 p.m.

Public Hearing:

Opened at 7:18 p.m. to hear the variance application #3178 of Jerry and Carol Kocher of West Dover, VT to construct a two bedroom addition and deck to an existing single family home at 472 Kipling Road in Dummerston in a Rural Residential District. A portion of the addition and deck would encroach on the required sideyard setback area.

Members Present: Cindy Wilcox,, Pat Jaquith, Lew Sorenson, Reg Rockefeller; John Warren, seated as voting member; Rick Sullivan, alternate.

Also present: Charlotte Annis, Zoning Administrator, Jerry and Carol Kocher; William Boggess, and Nancy H. Page.

Lew issued the oath to the Kochers and explained the order of proceedings of the hearing.

Jerry Kocher explained the application: add 15 feet to the north end of the house. The addition would comply with the sideyard setback requirement at the front of the house, but the house is sited on the parcel such that the rear corner of the house addition would encroach on the setback by 8.5 feet.

He responded to questions about alternative considerations that could have kept the addition within the boundary setbacks.

Jerry Kocher spoke about his understanding of the neighbors' approval of the structure. The hearing closed at 7:47 p.m.

Second public hearing: Variance application #3179 of William Boggess Jr. to construct a 24'x28' garage within the rear yard setback area on property located at 40 Falls Brook Road, Dummerston in a Rural Residential District.

Members present: Lew Sorenson, Cindy Wilcox, Reg Rockefeller, Pat Jaquith; Rick Sullivan is seated; John Warren, alternate.

Others present: Charlotte Annis, Zoning Administrator, Will Bogess, Nancy Page.

Lew administered the oath to those who wished to participate in the hearing and explained the procedures.

Discussion ensued regarding posting of the application and notification of abutting landowners.

Will Bogess described the proposed construction: within the same footprint of a former carport with an extension of 16 feet beyond. It will be built on an "Alaskan slab", with no electricity or plumbing. It extends toward the back yard such that it is 37 feet to the back property line. He testified that he could move it toward the front boundary (west) up to 8 feet without hardship, resulting in a 30-foot variance.

Lew shared testimony that came in the mail from the representative of an abutting landowner on Old Coach Road who expressed concern that no commercial activity be conducted in the proposed garage. Mr. Bogess assured the Board that the use of the garage would be strictly that of a residential nature.

The hearing closed at 8:18.

The written decisions will issue and control. There being no further business the meeting was adjourned.

Respectfully Submitted,

Patricia Jaquith
Clerk