

Minutes approved 6.23.09

Date 5.19.09

Minutes of the DRB Meeting

Prior to the meeting a site visit was held at 237 Camp Arden Road (re Menezes' appeal) with DRB members Lew Sorenson, Cindy Wilcox, Pat Jaquith, Regina Rockefeller, and Herb Rest; and Rick Sullivan and John Warren, Alternates; and Charlotte Neer Annis, Zoning Administrator present. Following which, the DRB members, minus Lew Sorenson; DRB Alternates, and Zoning Administrator, visited the 1911 US Rt. 5 site of the Yvonne and Alan Goddard conditional use application.

Lew called the meeting to order at 6:50.

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

Also present: Charlotte Neer Annis

A motion was made and seconded to accept the minutes of 4.21.09 as corrected. So voted.

Due to a conflict with the Planning Commission hearing on June 16, it was decided to move the next DRB meeting to June 23. A variance, a business use, and the gravel pit review are scheduled for that meeting.

The All Boards Meeting is scheduled for May 27 at 7:00 p.m. at the Church.

Lew reported that on May 5, five of the Board attended a training on the Supreme Court decision that impacts the defensibility of decisions.

At 7:00, Lew Sorenson recused himself from the following hearing, and Cindy Wilcox, Vice Chair opened the hearing on the application of Yvonne and Alan Goddard for a conditional use permit to construct a 14' x 20' addition to a shed for a home business (pet grooming salon) on property located at 1911 US Rt 5 in Dummerston in a Rural Commercial District.

The applicants were sworn in.

Members present and participating: Cindy Wilcox, Vice Chair; Reg Rockefeller, Herb Rest, Pat Jaquith; John Warren, Alternate, was seated as voting member.

Also present: Yvonne and Alan Goddard; Rick Sullivan, DRB alternate; Charlotte Neer Annis, Zoning Administrator.

Yvonne Goddard described the dog grooming business that she proposes.

No employees; 5 dogs per day is her goal. The owner drops off the dog(s), leaves, and returns at a later time. If the dogs are outside, they will be leashed.

The construction will be in keeping with the style of the Amish shed that they propose to move to the site. There was discussion about options for siting, given the heretofore not considered information about the setback requirement. The side yard setback in a Rural Commercial district is 100 feet.

Cindy reviewed the requirements of a home business with the applicants. It was agreed that

all requirements are met.

The hearing was closed at 7:25 p.m. Deliberation will follow the second hearing. The written decision will issue and control.

At 7:25, Lew joined the hearing on the application of William R. Menezes for a variance to meet setback requirements to enlarge a back bedroom on property located at 237 Camp Arden Road in Dummerston in a Rural Residential District.

Members present and participating: Lew Sorenson, Pat Jaquith, Cindy Wilcox; Reg Rockefeller, and Herb Rest. Alternates John Warren and Rick Sullivan were present, but not voting.

Also present: William Menezes, applicant; Charlotte Neer Annis, Zoning Administrator.

Lew Swore in the applicant; Mr. Menezes described his proposed construction: to extend the bedroom 4' to the north in line with the 4' section nearest the road that juts out from the main building, and 2' toward the river, eliminating part of the present deck. This will result in an additional 80 square feet of living space. The roof line will be in keeping with the present roof. Upgrades of windows, insulation, etc. are also planned.

Section 728, Variances: the five conditions were reviewed. Current zoning bylaws would prohibit building on this small, pre-existing lot sited between the river and the road. The public hearing closed at 8:02. Deliberation will follow.

The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith
Clerk