

OFFICIAL MINUTES ADOPTED AT THE DRB MEETING 10.20.09

Date 8.18.09

Minutes of the DRB Meeting

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

Also present: Carleton Garland, Eugene Whitney, Amber Rose, Reed Webster, Ken Carpenter, Nelson Jillson, Andrew MacFarland, Lee Chamberlain, and Charlotte Neer Annis, Zoning Administrator.

The meeting was called to order by Chair, Lew Sorenson, at 7:06 p.m. following site visits to 87 Sugar House Road and the Clark Road gravel pit. Those present who may participate in the hearings were sworn in. Lew described the procedures of the Board.

The hearing on Application #3202, by Amber Rose for a variance to allow a shed within the setback from the road on property located at 87 Sugar House Road, Dummerston, opened at 7:12 p.m. The house is on an .8 acre lot in the Maple Valley area. Reed Webster, father of the applicant, described the proposed construction which has been started. The shed, measuring 11' x 15', is for the storage of wood pellets and tools (snow blower and lawn mower). There is an underground tank for propane on one side; the leach field is located on the other side of the present parking spot. The setback from the street line is 50 feet (measured from the center line of the road). Applicants said that the neighbors are all in favor of the construction. Mr. Webster also stated that he had believed that the shed, measuring less than 200 square feet would not require a variance.

The hearing concluded at 7:36 p.m.; deliberation will follow the hearings; the written decision will issue and control.

The second agenda item, to hear the request of Eugene and Melissa Whitney for additional consideration on the decision of 6.23.09, application #3188, was called to order at 7:38 p.m.. Eugene described the proposed changes: to keep the same design; enclose the bulkhead within the garage; increase size to 24' x 32'. The increase of 8' in length will comply with front yard setback requirements. The hearing concluded at 7:42; deliberation will follow; the written decision will issue and control.

At 7:45; all recent arrivals were sworn in.

Review of the conditional Use Permit, Site Plan Review, and Variance issued 7.05.06 to the Towns of Dummerston and Putney for a municipal gravel pit on Clark Road, Dummerston. This review is before the Board as provided by condition #5 of the permit. Area property owners and those on the Service List from the original hearing have been notified by the Board of this review.

Lee Chamberlain noted that the operation seems to be going smoothly; he plans to work on improving communications with the neighbors regarding when various changes in operation are going to occur.

Andrew MacFarland reported that from the Select Board's point of view, the operation is going smoothly and the partnership with Putney is going well.

Ken Carpenter reported that he has not observed any deviations from plans, but he has been unable to visit the site recently.

Question was raised: if there are 5 years of gravel and 20 years of sand remaining in the pit, what

happens at the end of 5 years? Response: the Town will need to find a new source of gravel. It took about 3 years from the beginning of the permitting process to the opening of this operation.

Neighbor Nelson Jillson expressed concern that some of the stumps that were supposed to be buried near the I-91 setback were removed to the Dummerston Town yard, thus involving more expense and also diminishing the amount of fill for the setback. He also reports that considerable traffic this summer has resulted in some pot holes on Wheeler Road that have not been filled. He also reports that the culverts on Clark Road are plugging and not carrying the water; the compaction of the road by traffic has collapsed the culvert. Reg Rockefeller recommended that the Town consult the architects regarding the construction of the culvert that was to protect the historic culvert. Nelson brought up the concern that they have lost the use of Clark Road below turn to the gravel bank. The original plan was that the road would remain useful and passable. He reports that there has been a washout that has made it impassable. The question is to determine whether the washout was the fault of the gravel pit or a natural consequence of the weather.

Carleton Garland reported that a correction of angle of the Clark Road sign might improve people's finding their way to Poplar Commons.

Question was brought up regarding the condition of the Act 250 Land Use Permit requirements regarding the on-site restroom structure and the temporary staff and first aid building.

Decision: The Board will have a follow-up meeting in October hear from Lee Chamberlain regarding actions he has taken on the above questions; participants in this meeting will be notified of date and time.

The approval of minutes of the last meeting is tabled pending the receipt of minutes on the Nature Conservancy appeal.

The public meeting closed at 8:53.

Respectfully Submitted,

Patricia Jaquith
Clerk