

Official minutes approved 5.18.10

Date 4/28/10

Minutes of the DRB Meeting

Members Present: Lew Sorenson, Cindy Wilcox, Pat Jaquith, Reg Rockefeller, Herb Rest; Alternates John Warren, Rick Sorenson

Also present: Charlotte Neer Annis, Zoning Administrator; Bruce Hesselbach, Ralph Bolster, Delia Bolster, Charles Bolster, Christine Bolster, Doug Morton, Jerrine Robinson, Bill Jewell, Cliff Allard.

Following site inspections to the Ralph Bolster property on East-West Road and to Allard Lumber Company on Old Ferry Road, Lew Sorenson called the meeting to order at 7:00 p.m.

New Business: Election of Officers. The Board unanimously elected Herb Rest to the position of Chair and Regina Rockefeller to the position of Vice-Chair. The office of Clerk will be filled by Pat Jaquith.

Minutes of last meeting: tabled to next meeting.

Pending applications: Jared Flynn appeal of Z.A. decision to be heard at May meeting.

Cindy and Reg reported that the Planning Commission has been preparing for the Public hearing on the proposed Town Plan which will be held on May 4. The Zoning By-Laws committee has been at work on by-law updates; the portion of the work which was funded by a State grant has been completed and soon will be sent to the State. Work on remaining updates will continue.

Chair Herb Rest opened the public hearings with a summary of proceedings and administered the oath to those present who wished to participate.

Application #3218 of Ralph and Delia Bolster/ Charles Bolster for a Conditional Use Permit to allow more than one principal building (replacing a mobile home with a 28' x 52' modular home) located on their 2.5 A parcel at 375 East-West Road, Dummerston.

Bruce Hesselbach, attorney for Ralph and Delia Bolster, presented the proposed construction plan: to place a modular home on a poured concrete walk-out cellar. The home will have an 8-foot deck extending half way across the front. Ralph Bolster stated that an application has been filed to upgrade the 2-year-old mound system to accommodate the additional bedroom of the modular. Charles Bolster described the appearance of the modular.

The hearing concluded at 7:30 p.m. Deliberation will be held at the conclusion of the second hearing. The written decision will issue and control.

Following a summary of proceedings and administration of the Oath to those present who wished to participate, the hearing on Application #3220 opened at 7:35 p.m. The application of Allard Lumber Company for a Conditional Use Permit, Site Plan Review and Variance to allow the construction of two new kilns on the existing lumber company property at 345 Old Ferry Road in Dummerston. The variance would allow a reduction in the setbacks from the road and side property lines.

Bill Jewell, consultant to Allard Lumber Company, presented the proposal: to demolish a shed and construct two new kilns. The construction will encroach on the front yard setback requiring a 62-foot front yard setback variance and a 43-foot side yard setback variance.

Cliff Allard, owner, explained the purpose of the addition is to meet the needs of the company for additional drying space, to shorten the drying time, and to allow the processing of wider boards.

Mr. Jewell addressed the 6 conditions of Section #721 for Conditional Use Permits: General Standards and the 5 conditions of Section #728 Variances.

The hearing concluded at 8:10 p.m.; deliberation will follow. The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith
Clerk