

OFFICIAL MINUTES OF THE DUMMERSTON REVIEW BOARD
Approved 11.16.10

Date: 10/19/10

Minutes of the DRB Meeting

The meeting of the Dummerston Review Board was called to order by Chair, Herb Rest at 7:00 p.m.

Members present: Herb Rest, John Warren, Cindy Wilcox, Pat Jaquith, Lew Sorenson.

Also present: Charlotte Neer Annis, Zoning Administrator.

Minutes of 8.10.10 were approved as revised and circulated.

Re: November meeting: There may be another application for review. We shall also hear more information from SB Land regarding the bond/funding for final reclamation of the gravel pit on Station road.

At 7:30 p.m., the continued hearing with Dewey Lankford was conducted via speaker phone. Herb Rest reminded him that he took the oath at the last hearing on 8.10.10 and that he is still under oath.

Dewey Lankford reports that he has a prospective buyer and the property is under contract, "with some contingencies regarding zoning issues." The property cannot be sold if there is a zoning violation. He hopes to close on the sale on October 29, 2010.

Mr. Lankford reported on actions he has taken on the zoning violations and concerns that were expressed in a letter following the 7.20.10 hearing. He said that the lines that were painted on the parking lot by a previous owner are the same; he has removed the signs from the front of the building. He will remain in town, operating the business for 41 days after the closing while the new owner acquires permits for operation. By mid-December when he leaves town, he will have all the R-V's and 50-foot trailers removed. He has no intention of applying for a permit for the addition of storage space at the rear of the building and stated that he will tear it down or whatever we indicate is necessary to conclude his obligations with the DRB. The mobile home where he and his wife lived will be left there as living quarters. The tent which is on the premises at the moment was rented; the lease expires this weekend and the owner will be picking it up.

Herb Rest inquired about the wheel stops he observed piled up at the side of the building today. Mr. Lankford replied that he planned to put them on each end of the building and by the porch to keep people from running into the building.

Relating to signage, Mr. Lankford stated that the top part of the sign is original; he added the signs underneath which advertise weekend activities. He said that he would remove those if it were necessary.

In regard to the DRB's concern about unlimited access along the entire frontage on Route 5: discussion ensued about ways he could meet the requirement of limiting ingress and egress from

the site.

Mr. Lankford stated that with the exception of removing the R-Vs and trailer which he will take when he leaves in December, he could arrange to have all of the changes completed before the closing date.

When asked about the proposed buyer's intended use of the property, Mr. Lankford stated that they had spoken about operating it as more of a restaurant, offering more meals; they intend to continue to operate the bar.

The hearing closed at 8:00 p.m.

The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith
Clerk