

Official Minutes approved by the Board 2.15.11

Date: 11.16. 2010

Minutes of the DRB Meeting

The meeting was called to order at 7:00 p.m. by Herb Rest, Chair.

Members Present: Herb Rest, Cindy Wilcox, Lew Sorenson, John Warren, Pat Jaquith; Alternates Jack Lilly and Rick Sullivan.

Also present: Charlotte Neer Annis, Zoning Administrator and Carl Voas, Agent for Irving Oil Marketing.

Minutes of 10.19.10 were accepted as revised and circulated.

Report from Cindy Wilcox re Zoning by-law revisions: beginning organizational work and have applied for grant that will help move things along. The revisions will be done in several steps. The Rt.30 and Rt 5 areas cannot be re-zoned until the corridor studies are complete. Other revisions can be done independently of that. Plans are underway to hold separate meetings with residents of Slab Hollow, Dummerston Center, and West Dummerston. Current projection for completion is 6 months.

Re: Dewey Lankford/Colonel's Cabin concerns: Herb shared written response from Dewey Lankford regarding the conditions that were placed on that development, received at the Town Office 10.22.10. The sale of the property that was anticipated at the October 19 meeting did not materialize.

The public hearing opened at 7:30 p.m. to hear the appeal on Application #3250, dated 10.27.10 "to replace the two existing canopy signs with two new signs, location to be maintained. The new signs will be incorporated into a new fascia system with external lighting."

Herb Rest described the procedures of the hearing and the applicant was sworn in. Voting members present: Lew Sorenson, Pat Jaquith, Cindy Wilcox, Herb Rest, John Warren. Present but not voting: Alternates Rick Sullivan and Jack Lilly. All members and alternates conducted a site visit to the Irving gas station on Route 30, Dummerston at 6:30 p.m., prior to the hearing.

Mr. Carl Voas c/o LaMountain Brothers, Inc, as Agent for the Irving Oil Marketing presented the plan outlined in the application. The new fascia system is a typical fascia system of the Irving company. It has a smooth front, dark blue in color. There is a band in the center that, in other locations, is illuminated, but it will not be illuminated at this site. It will be a 1 inch red decal strip on the edge toward the building; on the other 3 sides, it's a red strip of the same material as the fascia. The size of signage is proposed to increase by 5.3square feet. The light over the new sign will be a 10-foot fluorescent tube on a bracket that overhangs the sign.

John Warren raised the question of measuring just the lettering on the proposed sign vs including the entire length of the present sign; if both signs were measured in the same way, the area of the proposed sign would be considerably more than the stated 5.3 sq.ft.

Lew Sorenson referred to the 2008 decision and conditions placed on that sign application.

The written decision will issue and control.

This public hearing concluded at 8:00

Second public hearing for the SB Land Partnership, Inc. : Herb Rest was directed by the Select board and the Town Attorney to secure a personal guarantee in addition to the corporate guarantee for the reclamation of the gravel pit area on Station Road. He has communicated with Tim Severance, owner, about this requirement, but this came up too recently to take any action.

It was moved that this hearing be continued to the January 18, 2011 meeting.

Public meeting closed at 8:15 p.m.

Respectfully Submitted,

Patricia Jaquith
Clerk