

**OFFICIAL MINUTES APPROVED BY THE DUMMERSTON DEVELOPMENT REVIEW  
BOARD**

Minutes of the DRB Meeting

June 19th, 2012

Members Present: Herb Rest (Chair), Lew Sorenson, Cindy Wilcox, Hugh Worden (Alternate), and Jack Lilly (Clerk)

Also present: Charlotte Annis, Zoning Administrator; Carrie Towle, Kimberly (Lily) DePino.

7:00 pm. The meeting was called to order by Herb Rest. Minutes of the May 15th meeting were approved. August 15 was selected as the next meeting date

There will not be a DRB meeting in July. Charlotte indicated that there will be two items on the agenda for the August meeting: Application for new construction and multiple existing structures in a setback; Application for a gravel pit.

7:18 pm. Public meeting for review of Application # 3297 of Carrie Towle at 184 West Street in the West Village for demolition of a 5 by 7 foot kitchen porch and construction of a new 8 by 8 foot residential addition in its place within the front and side yard setbacks. The height of the structure is limited by an existing second floor window and will be similar to the existing porch roof. The addition is to be used as a mud room entrance. The structure will be insulated and have minimal lighting and electricity but will have no heating or plumbing. The addition will move about a foot closer to the road in order to fit between two existing windows on the south side of the house. The existing porch piers may be used to support a cantilevered structure. The intent is for the new addition to be 54 feet from the center of the road and 20 feet from the side property line. The setbacks presently required in the village are 75 feet from the center of the road and 30 feet from the side property line. It was noted that the Planning Commission considering recommending new setbacks for the village of 30 feet front and 10 feet side yard. One bush may be lost but the remaining bushes should provide screening so that little change will be noticed.

The public meeting was adjourned at 7:45 pm. The written decision will issue and control.

7:46 pm. Public meeting for review of Application #3296 of Diadem DePino for construction of a new 24 foot by 34 foot barn in the 100 year flood plane at 606 Old Ferry Road. The structure will be of post and beam construction and will be used for storage. The owner mills wood and will store wood in the barn. The barn will have doors at the north and south sides to allow

possible flood water to flow through the barn. It will also have an access door on the east side. The barn will be designed for flood conditions; it will have appropriate anchor bolts. The first floor will be two feet above grade. The applicant said there may be a basement if possible. The applicant indicated that they are presently in the federal flood insurance program but they have not contacted them with regard to new construction. The FIRM maps and sections indicate that the property is 198 feet above sea level and has an AE designation for base flooding. The section shows that the 1% flood for their property is 237 feet. The 10% floor is 230 feet. The Board stresses that even if it possible to allow a new structure this far below the flood level, the design is critical and a qualified engineer must be used do the design and prepare the required drawings. It was agreed to continue the public hearing in August pending receipt of the required information.

The public meeting was adjourned at 8:16 pm.

The DRB discussed the roll of the Vermont Department of Environmental Conservation in the DePino application. Lew will provide Charlotte with the name and contact information and she will attempt to clarify responsibilities.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Jack Lilly, Clerk