

Dummerston DRB Meeting  
October 15, 2013

Attending: Steve Jarosak, Jack Lilly, Marty Forrett, Patty Walior, and Charlotte Annis. Also in attendance were Steve Tavella and Bill Jewell (representative from Allard Lumber)

Site visits to Steve Tavella and Allard Lumber were completed prior to meeting convening at 7 PM.

\*Meeting called to order by Chair Jack Lilly at 7:00 PM

\*There were no comments on the agenda for evening.

\*Charlotte wanted to comment and get clarification on decision between Betty Anne Morse and Thibaults. Ms. Morse thought that there needed to be a legal agreement by lawyers so had her lawyer send a letter to the Thibaults. The Thibaults in turn had their lawyer send letter back stating they want a right of way and no planting along fence. Charlotte wanted to confirm that there was not a need for more action between lawyers. There is still an unknown property line. According to history the line has been the fence line (with pictures). It is not legally subdivided at this time. Both Betty Anne Morse and the Thibaults agreed in testimony that the fence was the property line.

\*There were no minutes to approve.

\* Next meeting will be on Nov. 19<sup>th</sup>. There needs to be a site visit to gravel pit prior to meeting. Charlotte will contact Lee Chamberlin to see if we can do the site visit on Monday the 18<sup>th</sup> at 4:00.

\* It was decided that we would have a joint Holiday party with Planning Commission and Select board on Tuesday Dec. 10<sup>th</sup> at Patty's house. She will get to the other boards to extend invitation. Potluck, just to have some fun!

Public Hearings

\* Public hearing on the Steve Tavella waiver request, application # 3351 property location 1171 Wickoppee Hill Road, began at 7:25. He requested a waiver to the 50-foot set back requirement from centerline of roadway for a mudroom he would like to construct. Abutters' letters were sent out however not received on time due to mail carrier issue. Steve did hand deliver letters to all concerned. There were no interested parties in

attendance. The oath was administered. Steve gave testimony that as this is the only entrance to his property he has no other option for location on proposed mudroom. While the set back requirement is 50 feet the mudroom will be 42 feet from the road centerline. He will be putting in new light fixture but it will not exceed what is already present. This structure will not need a foundation. The board will issue a written decision.

\* Public hearing for Allard Lumber application # 3352 for a Conditional Use permit and Site Plan began at 7:42 PM. Land is Commercial Light Industry. Allard Lumber located partially in Dummerston and partially in Brattleboro is making this request for a new kiln to be placed on property. Only 400 Sq. feet of the kiln will be located in Dummerston. They will be replacing one kiln and adding 2 more. There will be no lighting, no increase in traffic or congestion and minimal noise from fans. There is adequate drainage. At this time it's possible their insurance company may require them to move location slightly. If that happens it will not be in Dummerston at all. The board will issue a written decision.

Board went into deliberation at 7:55 PM

Respectfully submitted by,  
Patty Walior