

## OFFICIAL APPROVED MINUTES

February 18, 2014

Minutes of the Dummerston Development review Board

Members Present: Sam Griffis, Steve Jarosak and Alan McBean

Also Present: Charlotte Annis, Zoning Administrator and Amy Wall, Applicant

Meeting was called to order at 6:40 p.m. with Sam Griffis acting as chair. There were no prior minutes to approve or committee business to discuss so the meeting proceeded to the first application.

Preceding the hearing, site visits were made to the home of Kelly Wicker at 200 West Street in West Dummerston followed by a visit to Black Birch Properties' rental unit at 1501 US Route 5 in East Dummerston. Board members listed above and the Zoning Administrator were present at both site visits. They were joined by Amy Wall, Black Birch Properties, for the visit to 1501 US Route 5 while Kelly Wicker was absent at the 200 West Street property.

6:50 p.m. Hearing on Application #3355 by Amy Wall/Black Birch Properties for a Conditional Use permit for change of use for a 2Bedroom (BR) residential unit with an attached commercial garage/shop to a 2 BR residential unit and a 1 BR residential unit located at 1501 US Route 5.

Amy Wall was present to testify, was sworn in and meeting procedures were explained to her by Sam Griffis. Amy described the proposed change as converting the commercial space to a 1 BR apartment with no change to the footprint of the building. She described the existing State Water/Wastewater permit as being written for 5 BRs at this site and the new 1 BR apartment was part of the original permit. Also a prior Town of Dummerston Conditional Use permit, #3008 described the conversion of the commercial space to a residential unit once the commercial operation out grew the space. A prior Act 250 permit for the property also included the space in question as a residential unit. Amy stated that the large dumpster used for the commercial space as well as all vehicles associated with the business will be removed and just one smaller residential dumpster will be retained on the property for tenant's use.

7:15 p.m. Hearing on Application #3356 by Kelly Wicker for a Conditional Use permit for a Home Business to see adults for mental health counselling at 200 West Street.

Kelly joined the meeting by conference call, was put on speaker phone, was duly sworn in and meeting procedures were explained to her by Sam Griffis. Kelly described her current practice in Newfane, Vermont as consisting of 6 to 8 clients per week on Tuesdays and Thursdays by appointment. Kelly maintains a time lag between visits such that there is only one client vehicle at her office at a time which also maintains her patient's privacy. Kelly wishes to move her practice to her home in West Dummerston where she will live with her husband and son. She will limit her client number to not more than 10 per week. Her intention is to be open year round. The aforementioned time lag between patients will provide for only one additional client vehicle in the yard at any time.

The public meeting was adjourned at 7:30 p.m. The written decisions will be issued and control.

Respectfully Submitted,  
Alan McBean, DRB Member