

UNAPPROVED MINUTES

Dummerston Development Review Board Meeting
March 18, 2014

Members Present: Alan McBean, Steve Jarosak, Marty Forreth, Hugh Worden, Sam Griffis, Patty Walior
Also Present: Charlotte Annis, Zoning Administrator, Margaret and Bob Evans, Beverly and Ernie Kenney

Housekeeping:

- *Minutes read and approved by the three members present for February 18th meeting.
- *Charlotte checked and an unofficial copy of minutes needs to be available in the Town office with-in 5 business days.
- * Sam will convert minutes for everyone after Patty has typed up, Thanks Sam!
- * We will discuss reorganization of the DRB once the selectboard has named the new member. Looks like that will be at May meeting. Steve Jarosak requested to be put on as an alternate as he may be leaving the area.

Preceding the hearing a site visit was made to the KOA Campground in East Dummerston. All board members were present as was Charlotte Annis, ZA, and Beverly and Ernie Kenny applicants.

Hearing was called to order at 7:20 PM in the Dummerston Town Office. Kenney's were present to testify.

Hugh read warning, interested parties sworn in. Beverly Kenny explained the overall plan for addition of a snack bar at the campground. They have owned the KOA since 2007 and have made various upgrades to the location over the years. They have recently purchased a vintage 1969 camper that they would like to turn into a food service trailer. They will have a 20x30 tent with 6 picnic tables for seating. It will run off of existing water and electric. They would like to serve breakfast 7 days a week and dinner Wed.-Sun, with the possibility of adding lunches on the weekends. They would open the snack bar no earlier than 7:00AM and close by 9:00 PM in the evening. She also stated that their quiet hours begin at 10PM and run through 8 AM. There will be two lights on the camper and 7 strings of lights in the tent area. This would pose no more light than what would be on a camper utilizing a camping space. Beverly envisions the snack bar being open from approximately Mother's Day through October 20th or thereabouts each season.

Beverly stated that they think their main business will be campers but that locals would be welcome. There will be an addition to their sandwich board sign for advertising as well as being on their web site. They have assigned parking to the area near the pool fence and changed the traffic pattern in that area to 2-way traffic to accommodate the possibility of locals. The fare will be typical snack food utilizing as much local items as possible. At this point they do have a full time cook who has experience opening food service businesses. They have applied for all necessary licenses from the state. Any extra local business will not affect water/sewer permits or limits. Their Act 250 already covers what they need.

As part of the public hearing it was discussed if this would be considered an Accessory Use or Conditional Use. General consensus is that this is an Accessory Use Permit. We would be able to revisit if there are any issues with the use.

Hearing ended at 8:00 for deliberations. The written decision will be issued ASAP.

Respectfully submitted,

Patty Walior, DRB Member