

Dummerston Development Review Board Meeting
May 20, 2014

Members Present: Alan McBean, Steve Jorosak, Hugh Worden, Marty Forreth, Sam Griffis, Beverly Kenney, Patty Walior

Also Present: Charlotte Annis, Zoning Administrator, Rick Davis and Ann Davis

Housekeeping:

* Minutes read and approved for the meetings held on March 18, 2014 and April 15, 2014.

* Charlotte reported that there will be a June meeting on the 17th concerning the expansion of the non conforming preexisting use of Historical Society. She will confirm that enough board members can be in attendance before putting warning in paper.

* Charlotte proposed that she be responsible for notifying abutters of upcoming hearings rather than the applicants. This will ensure that notification is made in a timely manner. She has to look up addresses for applicants anyway and putting them onto a mailing label is quick and easy. This will also protect neighbors as well as the DRB from complaints. She will check with selectboard.

* Reorganizing of the Dummerston DRB is as follows:

Chair - Hugh Worden Vice Chair - Sam Griffis Secretary - Patty Walior

* Alan brought up the idea of deciding who will be writing decision before the hearing as the writer would probably take better/different notes if they know ahead of time. He also suggested that we number the pages of a decision and label exhibits. Great ideas, thanks!

Preceding the hearing of Ann Davis a site visit was made to her home in West Dummerston Village. All members were present as was Charlotte Annis the ZA and Rick Davis (son of applicant) and Ann Davis, applicant. Prior to start of hearing Hugh Worden recused himself as he is an immediate neighbor.

Hearing regarding Application # 3359 (constructing a 48x6 foot stockade fence at the property of Ann Davis) , was called to order at 7:30 PM in the Dummerston Town Office. Davis' were present to testify.

Sam Griffis, acting chair, read warning and sign in sheet was sent around. There were no concerned neighbors in attendance. There was a letter from neighbor who resides out of town and rents neighboring property expressing that they don't have a problem with a fence as long as it doesn't deter from their property value. Davis' were sworn in.

Ann Davis testified that the purpose of this stockade fence is to provide privacy for both her property and the renters as well as keep her dogs contained. There is no property line dispute. The fence will be approximately 48 feet in length. Charlotte stated that the "finished" side should face neighboring property. There is an existing natural buffer of trees that will stay in place. The property line drops a bit so that it would really only look like a 4 foot fence for the neighbors.

Hearing ended at 7:45 for deliberations. The written decision will be issued ASAP.

Respectfully submitted,

Patty Walior, DRB Member