

Dummerston Development Review Board Meeting
June 17, 2014

Members present: Alan McBean, Hugh Worden, Sam Griffis, Beverly Kenney
Also present: Charlotte Annis, Zoning Administrator
Members of the Dummerston Historical Society present: Gail Sorenson, Charles Fish,
Jody Normandeau, Thomas Zopf, and Cindy Wilcox. Abutter present: Catherine Gruver

Administrative items:

- Minutes read and approved for the meeting held on May 20, 2014
- Charlotte reported that there may be a July meeting on the 15th concerning the flood plain review of the West River Trails if the application arrives by Friday.
- Availability of board: Sam, Alan, Beverly - July and August; Hugh – July only. Hugh will check on rest of board members.
- Charlotte confirmed that she will be responsible for notifying abutters of upcoming hearings rather than the applicants. This will ensure that notification is made in a timely manner. The cost will be paid for by the applicant.
- Charlotte brought to our attention the email on the changes in Vermont's Open Meeting Law effective July 1, 2014. Notification locations need to be set by the Selectboard.

Preceding the hearing of the Dummerston Historical Society, a site visit was made to the exterior of the Historical Society Schoolhouse. All above members were present as was Charlotte Annis, the above Historical Society members, and Catherine Gruver and Beverly Tier.

Prior to start of hearing Alan indicated he was performing gratis work for the Society as an engineer to determine the location of the Town Hall leach field. It was agreed that no conflict existed and he could participate and write the decision.

Hearing regarding Application # 3362, construction of a one story addition to the schoolhouse with no basement, was called to order at 7:15 PM in the Dummerston Town Office. Hugh Worden, chair, read warning and sign in sheet was sent around. Catherine Gruver was the only abutter present. The assembled group was sworn in.

The Zoning Bylaw applicable for site plan review/conditional use requirement is Section 255, #1 – an expansion of a non-conforming structure.

Charles Fish testified the following: the purpose of the addition was to provide storage, office, and work space; no plumbing would be added as bathroom privileges in the Town Hall remain a trade for use of the Historical Society space; the look and line of the addition would be uniform with the existing structure.

Cindy Wilcox indicated an Act 250 permit is required due in part to potential archeological findings upon excavation.

Thomas Zopf testified that the scope of the addition may be reduced due to available funds.

Catherine Gruver raised a concern about increased lighting and made a welcome suggestion to tie in the schoolhouse to the Fire Department.

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

Respectfully submitted,

Beverly Kenney, DRB Member