

UNOFFICIAL MINUTES

March 17, 2014

Minutes of the Dummerston Development review Board

Members Present: Sam Griffis, Alan McBean, Patty Walior and Hugh Worden, Chair

Also Present: Charlotte Annis, Zoning Administrator, Peter Thurrell for Soveren Solar, Inc., Applicant and Stewart Hunt, abutter.

Preceding the hearing, a site visit was made to 1909 Rt. 5 to see the layout of the buildings, drives, storage areas and sign location of concern in Application #3381 by Soveren Solar, Inc.

Meeting was called to order at 7:00 p.m. by Hugh Worden, chair. Minutes from November 18, 2014 were approved without additions or corrections. Having no applications for next month, the board's next meeting was set for the evening of May 19, 2015. Hugh suggested that the Renaud Gravel Pit permit be revisited at this meeting to see if activity at the pit/quarry is impacting abutters.

At 7:30 p.m. the public hearing portion of the meeting was opened to hear Application #3381 for Conditional Use Approval, Site Plan Review and change/request for signing at 1909 Rt. 5 by Soveren Solar, Inc. Peter Thurrell and Stewart Hunt and Charlotte Annis were present to testify, were sworn in and meeting procedures were explained to them by Hugh Worden. Peter described the planned use of the structures by Soveren for storage of materials related to the installation of photovoltaic systems and the intention to do fabrication of ground mount structures for the panel arrays. A skid steer-type vehicle would also be on site to facilitate unloading materials from tractor trailers as well as a small excavator which would be moved on and off site as needed for installations. Peter said there would be a maximum of twelve vehicles a day on site. There was no immediate plans by Soveren to change lighting, land scaping or change the footprint of buildings. The board informed Soveren that they would have one year from the issuance of a permit to replace a mobile home on an existing pad on the property and that replacing the mobile home after such time would require a new permit for a mixed use property.

Requirements for signage were reviewed with the applicant and it was noted that all signs needed to meet all criteria set forth in section 670 of the Bylaw. The proposed sign is 6' wide by 4 feet high for a two sided total of 48 ft². There is no illumination of the sign planned at this time.

Stewart Hunt, an abutter to the north, said he had no problem with the proposed use of the property and was never bothered by lights or noise from the previous business activity on the site.

Zoning Administrator Charlotte Annis noted that the parcel is zoned rural commercial and that there is another business across the street. Previous permits indicate that the property has been used for business enterprises since the 1970's.

The public meeting was adjourned at 7:28 p.m. The written decisions will be issued within 45 days and control.

Respectfully Submitted,
Alan McBean, DRB Member