

Dummerston Development Review Board Meeting

December 8, 2015

Attending: DRB members: Sam Griffis, Alan McBean, Patty Walior, Marty Forrett, Hugh Worden, Cami Elliott, ZA: Charlotte Annis

Also Present: Jen O'Donnell, Mike Euphrat, Noah Haskins, Alex Wilson, Jason Cooper, Jean Momany, Melvin Mayo, Lester Humphries, Kathleen White, Paul Cameron, Malcom More, Joe Cook.

Meeting called to order at 7:00

Sam to chair the first part of meeting as Alan recused himself from the O'Donnell hearing.

ZA update: At this point there will be a meeting in Jan. on the 19th.

Hearing #1 O'Donnell Permit # 3418

Preceding the hearing a site visit was made to the O'Donnell property located on Bunker Road.

O'Donnell hearing was called to order at 7:05. Sam read the warning and interested parties were sworn in. Jen O'Donnell explained that they are requesting a conditional use permit to construct a second home on the property located on Bunker Road. The plans for house are still the same footprint as we saw when we completed the site visit. They brought a mock sign 2 x 3 with the basic information on it. The only change has been is that there will be no interchangeable smaller signs on original sign. Location will be 25 feet from center line of road. Noah Haskins stated that they have spoken to the Land Trust and they are behind the project. They are still working out the details with Land Trust and although there has been no official decision the Land Trust is on board with their project. They believe they have been Section 721 for Conditional Use. No questions from Board.

Hearing #2 Friends of the West River Trail Permit # 3419

Preceding the hearing a site visit was made to the trail head located on Quarry Road.

Hearing was called to order at 7:15 PM. Alan read warning and all interested parties were given the oath. Jason Cooper handed out written materials that he believes show property lines and spoke on behalf of the FWRT. They would like to put up a kiosk for the trail where the trail ends at this time on the east side of tracks. They are seeking an exception for the 25 foot rule from center line of road. Where they would prefer to put up sign, it misses the 25 feet by 18 inches. There are still concerns regarding property lines and ROW's with the RR deed. There is a letter from the town attorney with a recommendation that they are allowed to put the sign on the western side of RR tracks due to the fact that there is still a discrepancy.

Melvin Mayo owner of lots #744 and #743 believes that FWRT do not own the trail and he is contesting the property lines. He claims that he has a deed giving him ROW. He wants to go to court and let these issues be settled before DRB gives permission for a sign. He contends that this is not a trail but his driveway.

Lester Humphries stated that FWRT is ready to go to court but they feel courts are too backed up at this point so they haven't filed.

The town report says that at this time FWRT is the owner of said property. Melvin Mayo reported that he will be challenging this as soon as the new town list comes out. He stated that his property will be land locked. He will get a copy of the deed showing his ROW to the office ASAP. Alan stated that it is not the job nor do we have authority to decide property lines.

Closed meeting for hearing at 8:15

Respectfully submitted,

Patty Walior, DRB member