

UNOFFICIAL MINUTES

Dummerston Development Review Board Meeting July 19, 2016

Attending: DRB members: Sam Griffis, Alan McBean, Marty Forrett, Beverly Kenny, Cami Elliott, ZA: Kathleen Hathaway

Also Present: Timothy Scott, Mark Brown, Margret Kipp, Tim Brady, David Hiler, Kevin Hollebeck, and Claudia Teachman.

Meeting called to order at 7:10 Sam to chair the meeting. Minutes for June meeting accepted ZA update: At this point there will be a meeting in August on the 16th.

Hearing #1 Tim Scott application #3443. Preceding the hearing was a site visit was made to the Scott property located on Fisch Road. Scott hearing was called to order at 7:10. Sam read the warning and interested parties were sworn in. Tim Scott explained that they are requesting a conditional use permit and site plan review to construct a building for a home business on the property located on Fisch Road. The plans for the building were presented to the board. The building will have its own water and septic systems. The building will have a ventilating and a dust collection system the home business will try to meet the requirements for FDA and GMP. The main business will be growing, processing and packing herbal capsules and tinctures. Honey and maple sugar operations are expected as well. Tim's wife also expects to offer acupuncture and massage in the same building. He currently has two full-time and four-part time worker plus his wife works part time. The process includes grinding, sorting and packaging. There are no chemicals used in this process. There will be no exterior signage. Exterior lights will be minimal and no glare will leave the property. No noise is expected as the business will be operated inside in an insulated structure. Shipping and receiving will mainly be UPS three to four times per week. The trees at bottom of drive way will act as buffer to the road. Question from interested parties were Margret Kipp, traffic concerns, and vehicles going past drive way to turn around. From Mark Brown, growing of marijuana if legalized. Tim indicated he had no plans to request a license to cultivate if legalization occurs. Marlboro and Brattleboro residents may need to be notified of this application. Alan will write this decision.

Hearing #2 Tim Brady (Hidden Acres Camp Ground) Permit # 3444. Preceding the hearing a site visit was made to the campground on US RT 5. Hearing was called to order at 7:40 PM. Sam read the warning and all interested parties were given the oath. Beverly Kenny recused herself for this hearing as a board member but stayed as an interested party. Tim Brady explained that they are requesting conditional use permit and site plan review for a number of small changes, including use of an existing 3 bedroom single family residence as a 4 bedroom country inn with a maximum of 16 people to be open year round with no meal service. An upgrade to 50 amp electrical service and septic to all RV sites was requested. Applicants also requested a change in configuration of camping sites from 34 RV sites to 40 and a decrease in tent sites from 6 to 4. The relocation of laundry service from camp ground store to bath house was requested, with a small addition required for the bathhouse to accommodate laundry appliances. Permission was requested to hold events in the back field and in an old gravel pit just off the main entrance which forms a natural amphitheater type space. A small stage would be used in the amphitheater. Maximum occupancy of 250 people including the campers was requested. All septic plans and permits have been applied for. Questions from interested parties: Beverly Kenny was concerned with noise from back field area and amphitheater with that many people and music would

bother her campers at KOA. Claudia Teachman representing Poplar Commons Homeowners Assoc., was concerned with fire hazards, noise and lighting. She requested an email list for notifications of events to residents of her neighborhood would be helpful. Claudia did suggest a sound check representative of events in the amphitheater area would be appropriate. Cami will write this decision.

UNAPPROVED MINTES SUBMITTED by Marty Forrett, DRB.