

## Dummerston Review Board Meeting

August 16, 2016 – Town Offices

Attending: ZA Kathleen Hathaway- DRB Members: Alan McBean, Cami Elliot, Marty Forrett, Alternate Chad Farnum

Also in attendance: Patti Raskin, Jeffery Tenny, Martha Armstrong, Judy Fink, Robert Freeberg, Margaret Kip, David Paskin, Bill Lynch, Leslie Todd, Rich Carroll, Alan Armstrong, Tim Scott, Leslie Blake, Eleanor Towle, Carrie Towle, Harold Newell, Jean Newell, Paul Chapman.

Meeting called to order at 7:15 Alan McBean Chair.

Prior to the meeting a site visit was made to 182 West St West Dummerston regarding permit #3446

Minutes from the July Meeting accepted.

Public Hearing notice was read by Alan McBean. All interested parties who may offer testimony were sworn in.

Tim Scott would like a conditional use permit to move his Brattleboro herb and supplement business to his property on Fisch Rd in Dummerston. He would need to construct a 38'x38' building for the purpose of housing the company for him and his employees, 2 full time and 4 part time, to make the herbal supplements and tinctures as well as making Maple Syrup, Honey and onsite acupuncture. Plans were submitted in July and were passed around by Alan Mcbean. The Chair then asked for any public questions and comments. Many if not all of those in attendance voiced their concerns. Allan Armstrong asked if his business was regulated by the FDA to which Tm Scott replied the process and transporting was regulated but not the actual product was regulated. Tim Scott offered some examples of the types of herbs he would use such as Japanese Knotweed (JK). Patty Paskin asked if Mr Scott planned on growing any JK on his property to which he answered no. Patty Paskin then asked if he planned on growing legal marijuana to which Mr. Scott replied he had no intention of growing or selling marijuana and that his business had no connection to marijuana of any kind. Alan McBean asked about increased traffic on Fisch Rd Tim Scott said that with his employees there would be slight increase and that due to the acupuncture it might be possible to

have up to 4 clients 2 days a week. When asked to describe what type of processes were used in his business Tim Scott said there is some grinding as well as mixing of the tinctures. Margaret Kip asked if there was any dust associated with the grinding that would be released into the environment. Mr. Scott replied that it would be collected with a dust collector. Cami Elliot asked what the noise level of the dust collector was and what steps Mr. Scott would take to reduce the noise to which Mr. Scott replied he did not have the specs on the noise from the collector but planned on insulating around it. David Paskin raised some concerns that this was a new building which prevented it from qualifying for the conditional use permit and that the bylaws state that noise shall not be permitted, which he said would be produced by Mr. Scott's dust collection system. When asked why it was even here in front of the DRB, Mr. McBean stated that this was a part of the process. Alan McBean asked how many hours a day would be spent grinding, and therefore the amount of time the dust collection would be running. Tim Scott replied 2 to 3 times a week for 4hrs. After some discussion about traffic Leslie Todd said they moved to Fisch Rd to enjoy the peace and quiet and while there was logging in the neighborhood they bought into that when they moved there but they didn't buy into a factory. Many in attendance wished my Scott success in his business but the didn't feel it should be moved to this location because it didn't fit within the nature of the neighborhood.

Alan McBean asked for a motion to close discussion on this permit. Marty Forreth made a motion to close, Cami Elliot seconded, the vote was unanimous.

Hearing #2 concerning Lisa Blake permit # 3446 was brought to order at 8:20 by Alan McBean.

He asked all attendees that remained if they had taken the oath to which they replied yes.

Lisa Blake stated that she would like to build an apartment in the basement of her current building to use as she got older to reduce the use of stairs. Alan Mcbean asked if there were any public questions or comments. Paul Chapman asked if there was enough room for parking on that lot to allow for 3 apartments. Carrie Towle stated that she wants Lisa to be a long term neighbor but is concerned about the parking on the property. Her main concern she said was the risk of fire and the possibilities of it spreading to other nearby buildings. She asked if the building would then be designated a multi family dwelling so that it would be required to meet her concerns regarding fire. Eleanor Towle submitted the VT

State Statute concerning meeting the requirements for a multi family dwelling. Harold Newell stated his concerns regarding parking on the site as well as overflow parking on the street which could create safety issues for the public and interfere with fire trucks. Carrie Towle voiced her concerns about a possible Air B&B to which Alan McBean said if it were used for that purpose it would need a change of use permit. Lisa Blake stated she had no plans on using the building for an Air B&B at this time. Alan Mcbean pointed out due to the new well there could be no parking within 15 of it, so only one car could park in front of the building. Some discussion was held concerning the use of the former rail bed as a means to access the rear of the building. Most of those in attendance felt that legally it could not be used for that purpose. Eleanor Towle asked if the septic could handle the increase caused by another apartment. Carrie Towle asked if parking could be limited over concerns about future use and future owners, to which Alan McBean said a variance would be needed. Kathleen Hathaway read a letter from Hugh Worden as a concerned neighbor and not as part of the select board. The letter discussed his concerns over the parking and safety of the cars leaving the post office which is located beside Lisa Blakes building.

Alan McBean asked if there was any more discussion, seeing none a motion was made by Cammi Elliot, seconded by Marty Forreth and passed unianomusly.

Meeting adjourned for deliberation at 8:56 PM

Respectfully submitted,  
Chad Farnum – DRB Alternate Member.

