

## UPDATED AND APPROVED

Dummerston Development Review Board Meeting

May 16, 2017

Attending: Alan McBean, Dennis Mewes, Patty Walior, ZA Roger Jasaitis

Other parties in attendance: Alison and David Wheeler, Bethany Rinquist, Val Sargent, Adam Hubbard, Tom Simeon and Laurie Garland.

Meeting called to order at 7:15 by Alan McBean, Chair

Minutes from meeting held on February 28<sup>th</sup> were updated and approved. Roger informed us that there would likely be a meeting in June. Roger will send an updated letter referencing short term rentals to all DRB members for input. Jet Gas decision had incorrect date, change made.

Hearing for Permit # LD374 Carpenter Trust called to order. Alan read notice and warning of hearing. Site visit was conducted prior to hearing.

Adam Hubbard reported for owners. They would like to have a subdivision of land located on parcel 837 on Carpenter Road. As they want to create 4 lots approval is necessary. Adam stated that they are applying for all permits needed. All lots are a minimum of 2 acres. Act 250 is involved as this land is designated as prime Ag soil as well as a deer wintering habitat. This has been taken into consideration for all

buildings and leach fields that will be constructed. There is a 300' buffer for both deer habitat and Ag soil. They already have permit from town for a curb cut. Laurie Garland inquired about the current zoning and about other possible uses for the property as it's zoned Rural Commercial. Any one of the residents could have a small business. She also asked about the length of Act 250 permits for the deer wintering. It's believed that this will remain in effect. Tom Simeon spoke in support of Ken Carpenter's dream of his daughters each having a piece of this land.

Hearing closed for deliberations at 7:40.

Respectfully submitted,

Patty Walior DRB member