

UPDATED AND APPROVED

Dummerston Development Review Board

August 15, 2017

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

Other interested parties in attendance: Catherine and Edward Powers, Tristram Johnson, Catherine Gruver.

Meeting called to order at 7:00 by Chair Alan McBean

Minutes from July meeting approved. Reminder that once minutes have been approved with updates they need to be resent with Updated and Approved at the top. Roger stated that there will definitely be a meeting in September on the 19th.

Hearing for Application #3468, submitted by Catherine and Edward Powers, #3477, #3478 and #3479 all submitted by Landmark Trust for Conditional Use approval called to order at 7:01 pm. Site visits were conducted prior to hearing. Alan read Public Hearing Notices and swore in all interested parties.

Catherine Powers reported for permit #3468 reading a prepared statement. In this she stated that they have lived in their home (next door to property they want to rent short term) for 18 years. When this house became available they purchased with the intent of using it as a rental. They didn't want to get into long term rentals and AirBNB seemed the way to go for them. They rent exclusively through AirBNB. They live next door and do not rent unless they are going to be home for the rental period. Most of their guests come from the New York or Massachusetts area. This is a 3 bedroom home. They have a 2 bay garage for parking and believe that they could park an additional 3-4 cars on the side of the road. They do their own plowing in the winter. In addition there is space for parking in the rear of the home on grass. The house does not have any signage

nor extra exterior lighting. There have been no neighbor complaints, in fact they all seem to have a positive attitude about the rental. Hearing closed at 7:12 pm.

Hearing for permits #'s 3477, 3478, and 3479 began at 7:14. Chad stated that he has had Landmark Trust as clients and Dennis said that he is a neighbor. There were no concerns. Tristam Johnson reported for Landmark Trust. First discussion was about Naulakha and the Carriage House located on Kipling Road. Naulakha is only rented on Landmark Trust web site and is a 4 bedroom, the Carriage House is rented on AirBNB and is a 2 bedroom. Maximum capacity at Naulakha is 8 and Carriage House is 4. The whole house is rented in both cases. There have been 91 nights rented this year to date. There is adequate parking for each home. There is only normal household exterior lighting. Landmark has held small events at Naulakha in the past and would like to continue. Chamber of Commerce Mixers, New England Dance Festival and Just So Stories for schools are examples. They keep guests to a minimum so that they don't tax the septic system and due to parking limitations. Tristam does not believe events were covered in original Conditional Use Permit. This should fall under Section 121 Unspecified Use. Landmark Trust believes that they should promote and encourage Kipling's ideas. Both houses are up to code. We then moved to discussing permit # 3479 the Farmhouse located on Dutton Farm Road. Tristam reported that this is a 4 bedroom house that sleeps 8 with 2 ½ baths. Best Septic maintains with a scheduled plan. House is up to date with all safety codes. There is a gas fireplace and home is on an alarm system. AirBNB rents for them. This has been a rental since approximately 2004. It was originally build in the 1840s. There is more than adequate parking, no spotlights or signage. Tristam stated that for all three properties Landmark is committed to making guests have an exceptional experience so that they are repeat customers and spread the word to others. This hearing closed at 7:40 for deliberations.

Respectfully submitted

Patty Walior – DRB member

