

UPDATED AND APPROVED 5-15-18

Dummerston Development Review Board Meeting 4-10-18

Attending: Chad Farnum, Dennis Mewes, Alan McBean, Cami Elliott, Jen Sargent, Patty Walior and Zoning Administrator Roger Jasaitis

Other interested parties: Jack Markoski, Hector Galbraith, Alex Wilson, Jesse Palmer, Cate Pickering and Sigrid Pickering.

Meeting called to order at 7:00 pm by Chair Alan McBean. Roger stated that we will have a May meeting on the 15th. There is another short term rental application. Alan read correspondence from Donald Pollica regarding fly rock. New Town Plan and By Laws handed out. Minutes from March meeting approved with changes.

Hearing called to order at 7:08 pm. Alan read warning and issued oath to all interested parties. Site visits were completed prior to tonight's hearing. Hearing for permit # 3497 was first up. No conflicts of interest were reported. Jack Markoski reported for the Nature Conservancy that they would like to put in a parking space at the trail head located at 855 Rice Farm Road and update signage at the location. There would be approximately 6 parking spaces in a 70 x 44 ft space with a 4 x 2 foot sign. Hector Galbraith asked if this trail connects to the Loop Trail (yes). Sigrid Pickering asked why it is necessary. At this time users of the West River Trail are the ones using the pull-out not TNC. She also asked about putting in a bike rack. She feels there is no additional parking needed for TNC. She believes that there is still a law suit pending and would advocate that no decision is made until that is settled. Hector stated that he runs/walks the trail almost daily and is an admirer of the TNC however there are issues with the property. There are not supposed to be dogs on trail however he personally has been bitten by dogs off leash, Sigrid stated that she has been attacked and bitten as well. Hector feels that there is already troubled area, who will enforce rules? Sigrid reported that there are already problems at the other TNC parking area, bonfires, camping, trash, and she wants to know also who will be responsible for this area. She believes that the donors to The Nature Conservancy would be appalled with the condition of the area. There is never a presence and it is her opinion that creating another parking area will just mean another unattended place for more problems. She stated that this is zoned a rural residential area and it seems to be not being enforced and changing. She also reported that there is another property being used as an AirBNB. Hector also believes that TNC needs to start enforcing current regulations if they move forward. Cate Pickering also weighed in on the fact that there is trash and area is used as a campground. Jack stated that he understands that there has been a lack of stewardship and that the responsibilities of caretaking this area have been transferred to the Montpelier office in hopes of having more of

a presence. They will work to have better communication about the dog issue. In the past they wanted less signage but may need to increase to make people aware. Sigrid asked Alex Wilson if he was at meeting as a member of The Nature Conservancy or Friends of West River Trail. She feels that the two organizations are in direct conflict of purpose. She believes that the WRT folks are using TNC to get a parking lot for their trail. Alex stated that in fact the WRT has offered to pay for half of the cost creating the parking lot so that people using the trail can also access the parking lot. Alex reported that dogs are also a concern on WRT and they had a reported dog bite 3 months ago. He stated that it used to be dogs need to be in control of their owner, not it is on leash. Hector asked that there be no dogs on either. Cami asked for clarification of the relationship of WRT and TNC. Jack said was intended for use by TNC however it moved to talking with WRT and they have since offered to pay for half and help manage the parking area as it will be used by both. Again, Sigrid stated she believes the two organizations are not compatible. She also stated that there is no signage from the Black Mtn. trail head that stated no dogs or bikes allowed and that should be corrected. Alex said that he would like to talk to TNC about putting in a bike rack. Sigrid strongly feels there needs to be a presence especially on weekends. Chad asked if TNC actually owns the land. No it is privately owned, the parking areas are TNC's and there is definitely no camping allowed. Sigrid is also concerned about wood turtles that have been seen where the proposed parking area is. It was also brought up that the web site for WRT actually tells people to use TNC parking areas. Again Sigrid stated that it's a Rural Residential area and what will the limit be? How many more parking areas will be allowed. Roger was asked if there was any mention of WRT using the proposed parking, no there is not. Jack states that "Boots on the Ground" would be best but he can't guarantee anything. He restated that TNC only has the best intentions and they are trying to commit to improved use of Black Mtn. Trail. This concluded first hearing at 7:55. Hearing for permit # 3498 began at 7:56. There were no representatives from Fair Point. It was clarified that there is no change in size of sign, just wording. Hearing closed at 7:58.

Respectfully Submitted,

Patty Walior, DRB Member