

## Development Review Board Meeting 8-21-2018

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

Other interested parties: Christie Turner, Brenden Scherer, John Scherer, Doug Hamilton, Bob Tortolani, Frank Wetherby, Aaron Phillips, Anne Black, Joan McBean, Anne Sparks

Meeting called to order by Sam Griffis acting chair. June minutes were accepted. New application form created by Roger was passed so he can begin using. We will have a meeting September 18<sup>th</sup>, there are 3 hearings scheduled!

Sam read warnings and swore in all parties. Site visits were conducted prior to hearings. Hearing for application #3516 began at 7:07. This is an application for Conditional Use for short term rentals. Christie Turner would like to rent her home located at 309 Beaver Pond Road via AirBNB. She would like to rent seasonally spring to fall. She reported that there is more than adequate parking, septic is up to code for 7, and there will be no intrusive lighting. She will use a small rock at the end of driveway for property identification. Roger read a report stating that the property already has a conditional use permit in effect for that property but that we can issue a second. Hearing was closed at 7:12.

Hearing for application #3511 began at 7:15. This is an application from Anne Black for Conditional Use to hold retreats for The Warrior Connection located at 890 Park Laughton Road. Aaron Phillips, Executive Director for TWC reported that they have been operating for a number of years in "Blissful Innocence". TWC has been an entity since 2010 and they began their week long retreats in 2014. They have 1 retreat a month that begins on a Sunday and ends the following Sunday. The retreats take place from April to October. A maximum of 8 participants are there for each retreat and there is plenty of parking on site. Generally there are no more than cars. All construction has been completed. Anne said the septic system was installed prior to permitting. The current system services both the house and the "dorm" located above the garage. Aaron stated that the deck was on the home renovation, in 2007 the deck was moved to the garage w/o a permit. It was recently rebuilt w/o a permit (old one was rotten). At this point there is no

signage. There is down facing LED flood lights. Roger reported that there is a permit for using garage for sleeping but that it was for family, not for what TWC is using it for. In Roger's opinion those permits (2445 and 2694) were granted in error. Roger also stated that the deck is in violation as it is not the required 40 feet from neighbor's property. He also reported that the property owner did not post notice in required amount of time, it was 5 days late. He does believe that every reasonable effort was made and that we allow hearing to take place. John Scherer supports the idea of supporting Veterans but as an abutter wonders if the deck is placed appropriately and has environmental concerns. He is asking for a review of the septic system as he has a pond located right behind the system. He is very invested in the land and he wants to keep the property as it has been. Bob Tortolani stated that the neighbors are wonderful and Dummerston is so fortunate to have a safe and healing space in our community. Doug Hamilton was under the impression that there were 2 septic systems, he believed that the previous owner put it in. Anne corrected that, she had the system redone in 2006. Brenden Scherer echoed concerns about septic. Anne said that Alan McBean had inspected and reported that it was open, unclogged and doing its job. Joan McBean expressed concerns that the deck was on her property, after looking it up, no it's not on her property. She also has concerns about septic as the field is wetlands, that's why there is a pond there. She also has concerns about reselling her land. Joan has had concerns about cars on the road. During construction there were times that cars of workers were on the road. Frank Wetherby reminded Aaron that possibly on a Sat. morning of a retreat weekend there may be more cars on site as they have a "graduation" for participants and family or guests may be there for a 2 hour time frame. Frank also encouraged the public to come and observe a graduation to see the great work that takes place there. There are 4-5 graduations per year depending upon who the participants are. Bob T. also wants to thank the community for their donations of meals and wants to reiterate what a transformational experience that a retreat is for a Veteran. Anne closed by saying that she also wants to protect the land. She wants everyone to be happy and does not want to lose this program. Hearing closed at 7:50 PM.

Respectfully submitted, Patty Walior DRB member