

Application for Conditional Use Review

Town of Dummerston

Development Review Board

Application for Conditional Use Review and Site Plan Approval Findings and Decision

Applicant: David Hiler, Tim Brady, Amy Brady/Hidden Acres Camping Resort

Mailing Address: Whetstone Station Restaurant and Brewery

36 Bridge Street, Brattleboro, Vt 05301

Location of Property: 792 US-5 Dummerston, VT 05301

Owner of Record: Renaud Gravel, Inc

Application: Conditional Use Permit at the Hidden Acres Campground for small changes to the campground and a conversion of the existing 3 bedroom single family residence to a 4 bedroom Country Inn to be operated year round.

Permit Application: No. 3444

Date Sent: June 23, 2016

Introduction and Procedural History

1. This proceeding involves the review of an application for conditional use and site plan review for a number of change of use requests including conversion of the existing 3 bedroom single family residence to a 4 bedroom country inn to be operated year round, redistribution of RV and tent sites, a 10x12ft addition to an existing campground restroom to accommodate two washing machines and dryers and the ability to host events up to 250 people.
2. The application was received 6/21/16.
3. A notice of public hearing was posted within view of the public right-of-way 7/1/16.
4. Notice of public hearing was mailed to the following abutters on 6/28/16.
 - Renaud Gravel, Inc.
 - Christopher Vinci
 - Norma Smith
 - Le Borofsky
 - State of Vermont VTRANS
 - Godfrey Renaud and Christie Turner
 - Robert and Madeline Mos

- John and Ingunn Hamil
 - Alexa Morton
 - Steven and Catherine Casabona
 - Juanita Brooks
 - Windham Community Chapel
 - Howard and Clarice Short, Trustees
 - Megan and Matthew Rink
5. The notice was posted at the Town Office, West Dummerston Post Office and Dummerston School on 6/28/16.
 6. The Notice was published in The Commons on 6/29/16.
 7. A site visit was conducted on 7/19/16.
 8. The application was considered by the Development Review Board at a public hearing on 7/19/16.
 9. Present at the hearing were the following members of the DRB:
 - Alan McBean, Chair
 - Sam Griffis
 - Marty Forrett
 - Cami Elliott
 - Beverly Kenney (recused)
 8. Present at the hearing were the following persons:
 - Kathleen Hathaway (Dummerston Zoning Administrator)
 - Tim Brady
 - David Hiler
 - Kevin Hollebeek
 - Claudia Teachman-Blocker
 - Beverly Kenney
 - (Christopher Vinci sent letter to retain rights)
 9. During the course of the hearing the following exhibits were submitted to the DRB.
 - A. Applicant Certification of Notice
 - B. Zoning Permit Application, Permit #3444 dated 6/21/16
 - C. Copy of "Town of Dummerston DRB" Attendance sign in for Permit #3444
 - D. Hidden Acres Camping Resort Renovation plans first and second floor
 - E. Aerial photograph of Hidden Acres Camping Resort
 - F. Architectural drawings presented by Beck EngineeringThese exhibits are available at Dummerston Town Office

FINDINGS OF FACT

Based on the application, testimony, exhibits and other evidence the DRB makes the following findings:

1. The applicant proposes to convert the existing 3 bedroom single family residence into a 4 bedroom Country Inn to be operated year round.
2. There will be no meal service provided.
3. Each room will have a private bathroom and private outdoor space.
4. The applicant proposes to change from current 34 RV sites to 40 RV sites
5. The applicant proposes to change from current 6 tent sites to 4 tent sites.
6. The applicant proposes to build a 10x12 ft. addition to the existing campground restroom to accommodate two washing machines and dryers and will remove 2 washers/dryers from the current space near the pool restrooms.
7. The applicant proposes to host events in the field at the east side of the property and in the existing gravel pit (two separate event sites). A portable structure such as a flat bed trailer would be used as a stage to enhance visibility of the performers.
8. The events would be served by portable restrooms.
9. The events would have less than 250 attendees.
10. If the event is to exceed 250 guests, advanced request will be given to Town Select Board.
11. There will be 132 parking spaces that can accommodate 316 people.
12. The hours of attendance for all events will be 8:00am-10:00 Friday – Sunday during campground season May 15-October 15.

DECISION AND DISCUSSION

Based on these findings, and subject to the conditions set forth below, The DRB grants conditional use approval for the application as follows:

1. The DRB approves a change in use of the existing 3 bedroom single family residence into a 4 bedroom Country Inn to be operated year round.
2. The DRB approves the change from the current 34 RV sites to 40 RV sites and the change from 6 Tent sites to 4 Tent sites.
3. The DRB approves the construction of no more than a 10x12' (120 sq. ft) addition to the existing restroom/bathhouse. The "as built" plans must be submitted to the Town Office to be included in the permit file.

4. The DRB approves a maximum of 280 people for special events. This number includes the maximum number of RV campers, Tent campers and Country Inn guests. All guests staying on site during an event will be counted toward the 280 maximum capacity regardless of their attendance at the special event. If all RV sites, tent sites and rooms at the Inn were at capacity for occupancy, there would be 280 guests on site.
5. For any special event which exceeds 280 guests, the applicant must apply to the Town Select Board for approval.
6. It is the applicant's responsibility to obtain and be in compliance with all Town and State issued permits at all times.

The following members of the Dummerston Development Review Board participated and concur in this decision. The decision is subject to appeal as provided by Vermont statutes.

Dated 9-01-2016

Sam Griffis, Marty Forrett, Alan McBean, Cami Elliott

DUMMERSTON DEVELOPMENT REVIEW BOARD



Alan McBean

Date: September 1, 2016