

# Site Plan Review

## TOWN OF DUMMERSTON

### Development Review Board

#### Application for Zoning Permit, Site Plan Review Findings and Decision

**Applicant:** Jet Gas Inc.  
**Mailing Address:** 11098 RT 31 East, Clyde NY 14433  
**Location of Property:** Parcel # 858 374 Old Ferry Rd Dummerston, VT  
**Owner of Record:** Jet Gas Inc.  
**Application:** Site Plan Review

**Permit Application No.** 3456  
**Date Sent:** December 20, 2016

#### INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves site plan review of an application for zoning permit submitted by Jet Gas Inc., under the Town of Dummerston Zoning Bylaw.
2. The application was received on December 20, 2016
3. On January 6, 2017, notice of a public hearing was published at the municipal clerk's office.
5. Notice of a public hearing was mailed to the applicant and the following abutters of Jet Gas Inc, of 374 Old Ferry Rd Dummerston VT
  - Allard Lumber Co. 354 Old Ferry Rd Brattleboro VT 05301
  - Windham Solid Waste Dist. 327 Old Ferry Rd Brattleboro Vt 05301
6. The application was considered by the Development Review Board at a public hearing on January 31, 2017. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as adopted September 23, 2015

7. Present at the hearing were the following members of the Development Review Board

Alan McBean  
Cami Elliott  
Sam Griffis  
Patty Walior  
Beverly Kenney  
Marty Forrett  
Chad Farnum

8. Present at the hearing were the following persons:

- Corey Fernald, Jet Gas Inc.
- Willis Fogg

9. During the course of the hearing the following exhibits were submitted to the Development Review Board:

- A. Land Title Survey showing location of proposed building location.
- B. Drawing of proposed building with dimensions. Dimensions were clarified to be 25' x 20' x 12'.4"

### **FINDINGS OF FACT**

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

1. There is no anticipated change in landscaping or lighting on the property.
2. The new building meets setback requirements set forth in Sec. 245
3. The application meets the requirements for Sec. 660 since there will be no change to the current operation of the business.
4. Parcel is located in Commercial/ Lt. Industrial

### **DECISION AND CONDITIONS**

Based upon these findings, and subject to the conditions set forth below, the Development Review Board grants the application for a three sided structure. The proposed structure meets the requirements of Section 245 of the Zoning Bylaw. All setbacks, building area, dimensional, and coverage requirements are met.

It is the Applicant's responsibility to be in compliance with any 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: February 8, 2016

Alan McBean chair, Sam Griffis,  
Cami Elliott, Marty Forrett,  
Beverly Kenney, Chad Farnum,  
and Patty Walior

DUMMERSTON DEVELOPMENT REVIEW BOARD



Chad Farnum.