

Application for Land Division and Site Plan Approval

TOWN OF DUMMERSTON

Development Review Board

Application for Land Division Permit Findings and Decision

Applicant: Kenneth Carpenter Trust, Alison Wheeler, Trustee
Mailing Address: 46 Carpenter Rd. Dummerston, VT 05301
Location of Property: Parcel # 837.00, 48-184 Carpenter Rd.
Owner of Record: Kenneth F. Carpenter Trust
Application: Subdivision of Lot #837 into 4 lots; 1 with existing gravel pit and 3 additional lots to be developed as single family residences.

Permit Application No. LD 374

Date Received: 04/18/2017

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for subdivision of Lot #837 and site plan approval submitted by the Kenneth Carpenter Trust, Alison Wheeler, Trustee, under the Town of Dummerston Zoning Bylaw.
2. The application was received on April 18, 2017
3. On April 18, 2017, notice of a public hearing was published at the municipal clerk's office.
4. Notice of a public hearing was mailed to the applicant and the following abutters of parcel #837 at 48-184 Carpenter Road:
 - Sam and Laurie Garland 162 Carpenter Rd. Dummerston, VT 05301
 - Eric and Michelle Houghton 16 Carpenter Rd. Dummerston, VT 05301
 - Eric Houghton 16 Carpenter Rd. Dummerston, VT 05301
5. A site visit was made to 48-184 Carpenter Rd. at 5:15 on May 16, 2017.
6. The application was considered by the Development Review Board at a public hearing on May 16, 2017. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as amended September 23, 2015.

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

- Alan McBean, Chair
- Patty Walior
- Dennis Mewes

8. Present at the hearing were the following persons:

- Adam Hubbard, Hubbard Land Design
- Laurie Garland, Abutter
- Valerie Sargent, Carpenter Trust
- Bethany Ranquist, Carpenter Trust
- David Wheeler, Carpenter Trust
- Alison Wheeler, Carpenter Trust
- Tom Simeon, Dummerston Resident

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

- A. DRB Hearing Checklist.
- B. Town of Dummerston "Development Review Board - Attendance Sign-In" dated 5/16/2017.
- C. Permit Application #LD 374 Dated April 18, 2017.
- D. Plat Plan of Parcel 837, 48-184 Carpenter Rd. indicating the 4 lot subdivision.
- E. Curb Cut Permit with photos of the access areas, Approved by the Dummerston Selectboard, April 26, 2017.
- F. Letter from Hubbard Land Design dated April 13, 2017 detailing project scope and other State permits in the application process.
- G. Letter from Hubbard Land Design dated April 17, 2017 detailing the curb cut permit and dimensional specifications for the driveways.

FINDINGS OF FACT

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

1. The applicant seeks a land development permit to subdivide lot 837 into 4 lots, the existing gravel pit and 3 single family residential lots.
2. The lot being subdivided is 39.29 acres and will now consist of the gravel pit with 28.93 acres and three house lots of 2.75, 2.77 and 4.84 acres.
3. All houses will have their own water supply and wastewater systems.
4. The driveway access points have been reviewed by the road foreman and approved by the Selectboard
5. All driveways will approach Carpenter Road at 90 degrees.

6. No drainage from the driveway will reach the town road.
7. The approaches will be lower than the road and no steeper than a 5% slope in the first 20 feet.
8. There is a minimum site distance of 200 feet for each driveway.
9. A culvert will be added for the Lot #4 access point.
10. The driveway for existing Lot #1 will be abandoned and a new Right of Way serving Lots #1 and #5 will enter the southwest corner of Lot #3.
11. State Act 250 and Water/Wastewater permits for the subdivision are being filed.

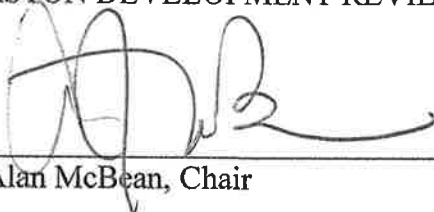
DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the Development Review Board grants the application for the subdivision of Lot #837 as described above. The proposed development meets the requirements of Sections 235, 245 and 701 of the Zoning Bylaw. All dimensional requirements are met for lot geometry and access.

It is the Applicant's responsibility to seek all necessary State permits and 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. Alan McBean, Patty Walior and Dennis Mewes.

DUMMERSTON DEVELOPMENT REVIEW BOARD



Alan McBean, Chair

Dated: June 2, 2017