

Application for Conditional Use Review

TOWN OF DUMMERSTON

Development Review Board

Application for Conditional Use Review Findings and Decision

Applicant: Landmark Trust
Mailing Address: 707 Kipling Rd. Dummerston, VT 05346
Location of Property: Parcel # 700, 255 Dutton Farm Rd. Dummerston, VT
Owner of Record: The Landmark Trust USA
Application: Conditional Use Permit for short term rental of the Dutton Farm House, an unspecified use in the Productive Lands zoning district.

Permit Application No. 3479

Date Received: July 7, 2017

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by The Landmark Trust USA under the Town of Dummerston Zoning Bylaw.
2. The application was received on July 7, 2017
3. On July 19, 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 The Landmark Trust USA 255 Dutton Farm Rd. Dummerston VT
 - George I. Miller, 95 Alden Ave., New Haven, CT 06510
 - Dennis E. Robinson, 1337 Black Mtn. Rd., Dummerston, VT 05301
 - Scott Farm Inc., 707 Kipling Rd., Dummerston, VT 05301
 - Erika E. Stahl, 200 W 109 St. Apt. D5, New York, NY 10025
 - Nicholas W. Thorndike 1997 Trust, 10 Walnut Pl., Brookline, MA 02445
5. A site visit was made to 255 Dutton Farm Rd Dummerston on August 15, 2017 at 6:15 P.M.

6. The application was considered by the Development Review Board at a public hearing on Aug. 15, 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
 - Chad Farnum
8. Present at the hearing were the following persons:
 - Roger Jasaitis, Zoning Administrator
 - Tristam Johnson, Applicant
 - Jerry & Carol Kocher
 - Catherine Dianich Gruver
9. During the course of the hearing the following exhibits were submitted to the Development Review Board:
 - A. Applicant Certification of Notice.
 - B. DRB Hearing Checklist.
 - C. Town of Dummerston "Development Review Board - Attendance Sign-In" dated 8/15/17.
 - D. Permit Application #3479 Dated July 7, 2017.

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 conditional use permit to use Dutton Farm House for the purpose of short term rental.
2. The dwelling is a permitted structure and is in compliance with State Water and Wastewater rules.
3. The structure has its own septic system which is serviced regularly and a drilled well.
4. There are multiple parking spots designated for the rental property.
5. The location of the dwelling meets the zoning requirements for setbacks.
6. Access to the dwelling will be from the existing driveway so there is no change to the access to Dutton Farm Rd.
7. No signage will be used for identification or promotion of the rental property.
8. No lighting beyond typical residential lighting will be used and the lighting pools will not extend beyond the property boundaries.
9. There were no abutters to the property in attendance.


DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the Development Review Board grants the application for short term rental of the existing dwelling described above. The proposed unspecified use is deemed a conditional use for a parcel in a Productive Lands district and meets the requirements of Sections 121, 210 and 620 and 720-722 of the Zoning Bylaw. All setbacks, building area, dimensional, and coverage requirements are met. The Zoning Board of Adjustment decision, dated March 18, 1992 is still in effect. This application meets the criteria laid out in #13 of the Goals of Dummerston in The Town Plan adopted February 6, 2014. The short term rental of this property is consistent with its prior use as housing for seasonal help.

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. Alan McBean, Patty Walior, Dennis Mewes and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD


Dennis Mewes, DRB Member

Dated: September 7, 2017