

Application for Conditional Use Review

TOWN OF DUMMERSTON

Development Review Board

Application for Conditional Use Review Findings and Decision

Applicant: Catherine Dianich Gruver
Mailing Address: 1022 East-West Rd. E. Dummerston, VT 05346
Location of Property: Parcel 255 1022 East-West Rd. Dummerston, VT
Owner of Record: Catherine Dianich Gruver
Application: Conditional Use Permit for short term rental of existing rooms within the dwelling, an unspecified use in a Settlement Area district.

Permit Application No. 3470
Date Received: June 12, 2017

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by Catherine Dianich Gruver under the Town of Dummerston Zoning Bylaw.
2. The application was received on June 12, 2017
3. On June 22, 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 Catherine Dianich Gruver of 1022 East-West Rd E.Dummerston, VT
 - Bruce Berg Revocable Living Trust P.O. Box 760 East Putney VT 05346
 - David Baxendale P.O. Box 6426 Brattleboro VT 05302
 - Patricia Blomgren 21 Bunker Rd E. Dummerston VT 05346
 - William A Collins 934 East West Rd E. Dummerston, VT 05346
 - Grange Evening Star C/O Janice C Duke Treasurer P.O Box 9 W. Dummerston, VT 05357
5. A site visit was made to 1022 East-West Rd on September 19, 2017.

6. The application was considered by the Development Review Board at a public hearing on September 19, 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
 - Cami Elliott
 - Patty Walior
 - Dennis Mewes
 - Chad Farnum
8. Present at the hearing were the following persons:
 - Roger Jasaitis, Zoning Administrator
 - Catherine Dianich Gruver, Applicant
 - Jean Newell
 - Paul Chapman
 - Catherine Gormley
 - Chet Wendell
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 9/19/2017.
 - D. Permit Application #3470 Dated June 12, 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 existing rooms within the dwelling 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. There are four parking spots in the driveway designated for the dwelling and two additional parking spots in the garage.
4. No signage will be used for identification or promotion of the rental property.
5. No lighting beyond typical residential lighting will be used and the lighting pools will not extend beyond the property boundaries.

6. There are no objections from the abutter present at the hearing regarding the intended use.

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 existing rooms within the dwelling described above. The proposed unspecified use is deemed a conditional use for a parcel in a Settlement Area and meets the requirements of Sections 121, 620, 715 and 720-722 of the Zoning Bylaw. All setbacks, building area, dimensional, and coverage requirements are met.

Short term rental is intended for up to 30 days continuous occupancy by the same occupants.

Parking on the lawn for the short-term rental space shall not be permitted without a curb cut permit.

If plumbing for kitchen use is added to the space the owner will need to re-apply for an accessory apartment permit.

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, Cami Elliott, Patty Walior, Dennis Mewes and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD



Chad Farnum

Dated: October 3, 2017