

Application for Accessory Structure Review

TOWN OF DUMMERSTON

Development Review Board

Application for Accessory Structure Review Findings and Decision

Applicant: Susan Read-Smith
Mailing Address: P.O. Box 633 Hinsdale, New Hampshire 03451
Location of Property: Parcel 213, 468 Park Laughton RD, Dummerston, VT
Owner of Record: Susan Read-Smith
Application: Zoning Permit for construction of an accessory structure (footbridge) in a flood hazard area.

Permit Application No. 3482
Date Received: August 29, 2017

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for Zoning Permit submitted by Susan Read-Smith under the Town of Dummerston Zoning Bylaw.
2. The application was received on August 29, 2017
3. On October 4, 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 Susan Read-Smith, 468 Park Laughton Rd, E.Dummerston, VT
 - Elizabeth Catlin 381 Bunker Rd, Dummerston VT 05346
 - Roger & Faith Evans 61 Spaulding Hill Rd, E. Dummerston VT 05346
 - Carol Fisher & Janet Crosby 106 Suzanna Dr, Inman SC 29349
 - Mark & Elizabeth Richards 353 Park Laughton Rd, E. Dummerston VT 05346
 - James & Laura Wilmott 14 Sunny Brae Bronxville, NY 10708
5. A site visit was made to 468 Park Laughton Rd on October 24, 2017

6. The application was considered by the Development Review Board at a public hearing on October 24, 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
 - Sam Griffis
 - Chad Farnum
 - Jen Sargent
8. Present at the hearing were the following persons:
 - Roger Jasaitis, Zoning Administrator
 - Susan Read-Smith
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 10/24/2017.
 - C. Permit Application #3482 Dated August 29, 2017.
 - D. Vermont Authorization to Conduct Stream Alteration Activities letter.
 - E. Letter from John Broker-Campbell, Regional Floodplain Manager, to Dummerston Zoning Administrator Roger Jasaitis. Dated September 5, 2017
 - F. Surveyors map of Read-Smith property showing location of existing bridge.
 - G. Vermont Natural Resources Floodplain map.
 - H. Sketch of replacement bridge design

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 Zoning permit to replace an existing footbridge over the Salmon brook to allow access from one section of her property to another section of her property
2. The new footbridge is designed to be constructed of Locust footings and stringers with a pressure treated lumber deck. Approximately 4' wide by 28' long. Built higher above the stream level than the existing footbridge.

3. The owner has been approved for replacement of the existing footbridge by the Vermont Dept. of Environmental Conservation. Project # SA-384

DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the Development Review Board grants the application for a zoning permit to replace the existing footbridge.

1. The new bridge must be designed and adequately anchored to prevent floatation, collapse, or lateral movement of the structure during the occurrence of the base flood; see FEMA guidance Managing Floodplain Development through the NFIP www.fema.gov/media-library/assets/documents/6029.
2. Constructed with materials resistant to flood damage, see FEMA Technical Bulletin 2-08; **Flood Damage Resistant Materials Requirements** www.fema.gov/media-library/assets/documents/2655
3. Constructed by methods and practices which will minimize flood damage.
4. The owner or her contractor must obtain authorization from the River Management Engineer if this work is to be done after the date of Oct. 1, 2017 and before July 1, 2018. As required by Vermont Dept. of Environmental Conservation - Authorization to Conduct Stream Alteration permit, SA-384
5. The footbridge is designed and built to meet all the requirements as set forth in the above-mentioned permit and Section 430 of the Dummerston Zoning Bylaws.

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, Sam Griffis, Jen Sargent and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD



Chad Farnum

Dated: October 27, 2017