

# Application for Conditional Use

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## TOWN OF DUMMERSTON

### Development Review Board

#### Application for Conditional Use Review Findings and Decision

**Applicant:** Leslie Wilson & Nathaniel Weeks  
**Mailing Address:** 237 Camp Arden Rd. Dummerston, VT 05301  
**Location of Property:** Parcel # 104 Camp Arden Rd. Dummerston, VT  
**Owner of Record:** Leslie Wilson & Nathaniel Weeks  
**Application:** Conditional Use Permit for Short Term Rental of an existing dwelling,  
an approved conditional use in the rural residential zoning district.

**Permit Application No. 3501**

**Date Received: April 12, 2018**

#### INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for Short Term Rental use submitted by Leslie Wilson under the Town of Dummerston Zoning Bylaw.
2. The application was received on April 12, 2018
3. On April 26, 2018, 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 Leslie Wilson 237 Camp Arden Rd Dummerston:
  - Maureen O'Brien Ash PO Box 82 W. Dummerston, VT 05357
  - William P & Kathleen S Fleischmann 221 Ash St Waltham, MA 02453
  - Green Mt Camp 565 Green Mt Camp Rd Dummerston, VT 05301
5. A site visit was made to 237 Camp Arden Rd. at 6:30 on May 15, 2018.

6. The application was considered by the Development Review Board at a public hearing on May 15, 2018. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as amended March 28, 2018.
7. Present at the hearing were the following members of the Development Review Board
  - Alan McBean, Chair
  - Jen Sargent
  - Sam Griffis
  - Dennis Mewes
  - Chad Farnum
8. Present at the hearing were the following persons:
  - Roger Jasaitis, Zoning Administrator
  - Leslie Wilson & Nathaniel Weeks, Applicants
  - Lois Reed
  - Carter Chamberlin
  - Nancy Chamberlin
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 5/15/18.
  - D. Permit Application #3501 Dated April 12, 2018.
  - E. Email from Lois Reed regarding parking concerns
  - F. Email from Bill & Kathleen Fleischmann in support- read by Leslie Wilson

## **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 an existing 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. VT Wastewater Permit # WW-2-5016
3. The dwelling has 2 bedrooms
4. There is an area for two parking spaces
5. No signage will be used for identification or promotion of the rental property.
6. No lighting beyond typical residential lighting will be used and the lighting pools will not extend beyond the property boundaries.

## 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.

With the following conditions:

- Limited to 2 vehicles and they must park in designated spaces.
- No parking is allowed along the roadside

The proposed short term rental use is deemed a conditional use for a parcel in a rural residential district and meets the requirements of Sections 220 and 620 and 720-722 of the Zoning Bylaw.

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, Sam Griffis, Jen Sargent, Dennis Mewes and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD



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Chad Farnum

Dated: June 12, 2018