

Application for Land Division Review

Town of Dummerston

Development Review Board

Application for Land Division Permit Review Findings and Decision

Applicant: Mark D. Tice
Mailing Address: 230 Schoolhouse Road Dummerston, VT 05346
Location of Property: Parcel #411.000 Dummerston, VT 05346
Owner of Record: Mark D. Tice and Lee I. Tice
Application: Right of Way

Introduction and Procedural History

1. This proceeding involves review of an application for Right of Way under the Town of Dummerston Zoning Bylaw.
2. The application was received April 20, 2018
3. A notice of public hearing was posted at the municipal clerk's office, at the West Dummerston Post Office and at the Dummerston School on 5/29/18.
4. Notice of public hearing was mailed to the abutters on 5/29/18.
5. A site visit was conducted on 6/19/18
6. The application was considered by the Development Review Board at a public hearing on 6/19/18..
7. Present at the hearing were the following members of the DRB
 - Alan McBean, Chair
 - Dennis Mewes
 - Jen Sargent
 - Patty Walior
 - Chad Farnum
 - Cami Elliott
8. Present at the hearing were the following persons
 - Roger Jasaitis (Dummerston Zoning Administrator)
 - Mark Tice
 - Linda Ives

9. During the course of the hearing the following exhibits were submitted to the DRB.

- A. Applicant Certification of Notice *LD 377 5/1/18 RUV 6/27/18*
- B. Zoning Permit Application, Permit #3419, dated 5/20/18.
- C. Parcel map for proposed property lines
- D. State of Vt. Wastewater System and Potable Water Supply Permit

FINDINGS

Based on the application, testimony, exhibits and other evidence the DRB makes the following findings:

The applicant seeks a Right of Way for access to proposed interior lot.

The applicant is reconfiguring two existing lots due to existing placement of wastewater disposal system.

The reconfiguration will place waste water system entirely on proposed Lot #1.

Reconfiguration of lots creates an interior lot (#2), requiring a Right of Way.

There is space for a 20 foot Right of Way on Lot #1.

Both lots meet the required size for zoning.

The reconfiguration has the support of neighbor.

DECISION AND DISCUSSION

Based on these findings, and subject to the conditions set forth below, The DRB grants the application for a Right of Way on proposed Lot #1, 230 Schoolhouse Road, Dummerston, Vermont.

The proposed structure meets the requirements of Section 225 "Residential District RES" and Section 602 "Required Frontage on, or Access to, Public Roads or Waters". The Right of Way also meets the requirements of Section 715, "Development Review Board".

It is the applicant's responsibility to obtain and be in compliance with all State issued permits at all times.

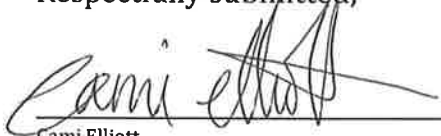
The following members of the Dummerston Development Review Board participated and concur in this decision. The decision is subject to appeal as provided by Vermont statutes.

Dated 6/21/18

Dennis Mewes, Jen Sargent, Patty Walior, Chad Farnum, Cami Elliott (Alan McBean
recused)

DUMMERSTON DEVELOPMENT REVIEW BOARD

Respectfully submitted,


Cami Elliott

6.27.18