

Application for Conditional Use Review

Town of Dummerston Development Review Board

Application for Conditional Use Review Findings and Decision

Applicant: Christie Turner
Mailing Address: 309 Beaver Pond Road, Dummerston, VT 05301
Location of Property: 309 Beaver Pond Road, Dummerston, VT 05301
Owner of Record: Christie Turner
Application: Conditional Use Permit for Short Term Rental

Introduction and Procedural History

1. The proceeding involves review of an application for conditional use for Short Term Rental in existing structure submitted by Christie Turner under the Town of Dummerston Zoning Bylaw.
2. The application was received 6/27/18.
3. A notice of public hearing was posted at the municipal clerk's office, the West Dummerston Post Office and at the Dummerston School on 7/26/18.
4. Notice of public hearing was mailed to the applicant and the following abutters on 7/26/18.
 - Ackerman G. William, Trustee, Att Virginia Andrews, PO Box 419,
Bar Mills, ME 04094
 - Doucette Alphonse L. & Christina L., 56 Jelly Mill Hill Rd,
Dummerston, VT 05301
 - Gerard Gilles, 236 Beaver Pond Rd, Dummerston, VT 05301
 - Momaney Mitchell & Martha, PO Box 563, Brattleboro, VT 05302
 - Rest Herbert F Trust & Talbot Susan C Trust, 380 Pinellas Bayway S Apt J,
St Petersburg, FL 33715
 - Roy Craig R, 311 Beaver Pond Rd, Dummerston, VT 05301

5. A site visit was conducted on August 21, 2018.
6. The application was considered by the Development Review Board at a public hearing on 8/21/18. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaws, as amended March 28, 2018.
7. Present at the hearing were the following members of the DRB:
 - Dennis Mewes
 - Patty Walior
 - Cami Elliot
 - Chad Farnum
 - Sam Griffis
 - Jen Sargent
8. Present at the hearing were the following persons:
 - Roger Jasaitis (Dummerston Zoning Administrator)
 - Christie Turner
 - Amelia Darrow
9. During the course of the hearing the following exhibits were submitted to the DRB:
 - Applicant Certification of Notice
 - Zoning Permit Application #3516
 - Interested Persons Record and Service List
 - Copy of Tax map showing property lines
 - Town of Dummerston Planning and Zoning Detailed Report

FINDINGS

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

1. The applicant seeks a conditional use permit for conditional use for Short Term Rental in existing structure.
2. The entire 4 bedroom house will be rented (7 occupants max).
3. No additional lighting will be used.
4. There is ample parking (3 cars).
5. The septic system is state approved for 7 occupants.

6. Rentals will be from April - November.
7. There will be no additional signage.

DECISION AND DISCUSSION

The DRB grants the applicant a Conditional Use Permit for Short Term Rental in an existing structure contingent upon approval for a Zoning permit for the tiny house as a Single Family Dwelling or Accessory Dwelling Unit per Section 603 OR permanently moving the tiny house off the property unless it is used as a Recreational Vehicle (RV). (reference State of Vermont, Department of Environmental Conservation Guidance doc §1-201(a)(9) Determining when an RV is a building or structure).

The applicant meets the requirements of Section 215 Rural District RUR, Sections 620 Off Street Parking, Section 715 Development Review Board, Section 720-722 Site Plan procedure.

It is the applicant's responsibility to obtain and be in compliance with 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 10/18

Dennis Mewes, Cami Elliot, Patty Walior, Sam Griffis, Chad Farnum, Jen Sargent
DUMMERSTON DEVELOPMENT REVIEW BOARD

Respectfully submitted

Jennifer Sargent

