

Application for Conditional Use Review

TOWN OF DUMMERSTON

Development Review Board

Application for Conditional Use Review Findings and Decision

Applicant: Kampfires Campground, Inn & Entertainment
Mailing Address: 792 US Route 5 Dummerston, VT 05301
Location of Property: Parcel #827 792 US Route 5 Dummerston, VT
Owner of Record: Amy Bradley/ David Hiler Whetstone Station IIc
Application: Permit for roadside signage, a conditional use in the Rural Commercial zoning district.

Permit Application No. 3549

Date Received: April 30, 2019

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by Kampfires Campground, Inn & Entertainment (Kampfires) under the Town of Dummerston Zoning Bylaw.
2. The application was received on April 30, 2019
3. On June 10, 2019, 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 Kampfires at 792 US Route 5 Dummerston:
 - Borofsky, Le 766 US Rt 5, Dummerston VT 05301
 - Casabona, Steven & Catherine PO Box 873, Putney VT 05346
 - Scott, Chase & Whitworth Darcy 59 Poplar Commons Dummerston VT 05301
 - Renaud Gravel Inc 283 Fort Bridgman Rd #2 Vernon, VT 05354
 - Smith, Norma 73 Poplar Commons Dummerston VT 05301
 - Vinci, Christopher J 41 Poplar Commons Dummerston VT 05301
5. A site visit was made to 792 US Rt 5 at 6:30 pm on Tuesday, June 18, 2019.

6. The application was considered by the Development Review Board at a public hearing on June 18, 2019. 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
 - Jen Sargent
 - Dennis Mewes
 - Chad Farnum
 - Josh Pacheco
8. Present at the hearing for this permit review were the following persons:
 - Roger Jasaitis, Zoning Administrator
 - David Hiler, Applicant
 - Cathy Casabona
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 June 18, 2019
 - D. Permit Application #3549 Dated April 30, 2019.

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 for additional roadside signage.
2. The existing permitted sign is double sided and measures 10'9" x 4'. The sign equals 86 sq ft. This sign was permitted for the previous owner in 1997 and is considered Grandfathered
3. The site includes one additional non permitted 24"x 6" sign with solar lights on posts at the southern entrance to the property.
4. Up to five 47"x24" are attached to the sides of a wagon that is parked in front of the property.

5. One 62" x 28" "Closed for Season" sign is erected at the entrance of the parking lot at the end of the campground season.

DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the Development Review Board Denies the application for additional roadside signage.

Under Zoning Bylaw section 669, #2 subsection A

“...In no case may the Board authorize in excess of fifty (50) square feet of signing per lot...”

Under this decision removal of the signage on the wagon and the 24"x6" southern entrance sign is required. The use of the closed for season sign is not permitted.

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, Jen Sargent, Dennis Mewes, Josh Pacheco and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD



Chad Farnum

Dated: July 9, 2019