

Dummerston Review Board
Provisional Meeting Minutes 5.17.2021

6:05pm DRB Chair: Alan McBean opens the meeting

DRB Chair: Alan McBean addresses attendees and asks if they have any questions about procedure of events.
No questions are asked.

April minutes were approved with edits. Zoning administrator: Roger Jastitis confirms there is an application for June. June hearing date is set for 6/21/22 at 5:30 for site visit and 6pm for hearing.

Boardmember, Joshua Pacheco, emailed a letter of resignation to the Board. His term is finished and time and family considerations prevent him from serving another term at this time. The Board thanked him for his service and hopes he will consider serving again in the future.

6:15pm DRB Chair: Alan McBean opens public meeting, reads warning to group and swears in participants.

Floor opens with Application: #3677: Jeremy Dancosse

Application #3677; Jeremy Dancosse, for Conditional Use and Site Plan Review: Mobile Food Truck, under Sections 720-726 of the Dummerston Zoning Bylaw, at parcel #333, 2536 US Rt. 5., Dummerston, VT, a Rural Commercial District.

Present at Site visit: #3677; Jeremy Dancosse (applicant), Roger Jasaitis (ZA): DRB; Alan Mcbean, Chad Farnum, Natalie Pelham-Starkey, Cami Elliott.

Present at Hearing: #3677; Jeremy Dancosse (applicant), Roger Jasaitis (ZA): DRB; Alan Mcbean, Chad Farnum, Natalie Pelham-Starkey, Cami Elliott.

DRB Board member/Chair: Alan McBean asks applicant Jeremy Dancosse about his reasons for opening this business.

Applicant: Jeremy Dancoss states that he wants to have a place for people to eat that is accessible, with good food and affordable options. He sees little impact to the surrounding area by his addition of a food truck.

Parking will be at the far end of the Sunoco/Sandri lot.

There are 11 spots available for parking in that section. Also, Sandri has verbally communicated any additional parking on the premise is available as needed for customers as well.

DRB Board member: Chad Farnum asks about waste water disposal conditions.

Applicant: Jeremy Dancosse states wastewater will be collected within the truck and disposed of within the Sandri/Sunoco station sink .

The amount of seating available to the public will be 4 tables with seating for 4 per table. This creates a total of 16 seated spaces for people to eat on premises.

DRB Board member: Cami Elliot asks about hours of operation.

Applicant: Jeremy Dancosse states that the business will be open year round from approximately 7am to 4pm, depending on customer flow.

Applicant also offers that he will have a logo with his business name on the side of the truck as well as one flag off the end of the truck stating "open". No extra lighting will be added to the truck.

DRB Member/Chair: Alan McBean asks about smoke pollution from cooking and the venting of the truck.

Applicant: Jeremy Dancosse states that the hood he will have installed will prevent there from being a lot of smoke from his operations.

DRB Member/Chair: Alan McBean asks Jeremy if there is anything more he'd like to contribute to the hearing.

Applicant: Jeremy Dancosse declines and thanks the board for their time and consideration.

Hearing for Application: #3677; Jeremy Dancosse is closed.

Hearing for Application #3683; Dummerston School is opened:

Application #3683; Dummerston School, for Conditional Use and Site Plan Review: Accessory Structures (2), Disk golf, Trails, Paving, under Sections 720-726 of the Dummerston Zoning Bylaw, at parcel #423 & 423.1, 52 Schoolhouse Rd., Dummerston, VT, a Rural Commercial District.

Present at Site visit #3683: Daniel Bailey, Julianne Eagan (applicants), Roger Jasaitis (ZA): DRB; Alan Mcbean, Chad Farnum, Natalie Pelham-Starkey, Cami Elliott.

Present at Hearing:#3683 Daniel Bailey, Julianne Eagan (applicants), Roger Jasaitis (ZA), Amy Wall, Ellen Rago, Regina Stefanelli; DRB; Alan Mcbean, Chad Farnum, Natalie Pelham-Starkey, Cami Elliott.

DRB Board member/Chair: Alan McBean asks applicant(s) to speak to the reason(s) for this application.

Applicant: Julianne Eagan offers general account of project intention and interest: Over the last few years, through several goal setting sessions it became clear that increased outdoor facilities for classrooms, as well as community resources for gathering spaces, were of great value and interest both to the school/student body as well as the greater community/alumni.

As such, a comprehensive plan that would inform the longer term development of the land/campus towards that goal was created.

The school has since secured two grants for said outdoor development including two timber framed post and beam pavilions.

Applicant: Daniel Bailey asks clarification on zoning regulations since the school actually sits on two parcels of land and not just one. He assumes since both parcels are owned by the Dummerston town the application will be considered as if it were one parcel.

Zoning Administrator: Roger Jastits confirms that though it is a gray area, the town has not raised any issue yet and does not foresee any issue regarding this particular development request.

Floor is open to comments from additional attendees.

Amy Wall: Abutter states that she lives and owns property near the school and is in support of all the developments proposed in this application.

She also offers that improved communication between abutters and the school administration would be appreciated, given that the noise and the physical impacts of the developments can and has had an impact on her/her rental properties.

Amy asks that there be constraints on community usage, attention to light and sound impacts and an increased communication practice when events are happening that are outside regular school operation times.

DRB Board member: Cami Elliot asks about additional lighting on the pavilions.

Applicant: Daniel Bailey states that there will be power brought in underground for the larger pavilion. No power will be brought to the smaller pavilion.

Under the pavilion will be a crushed, graded rock to level out the floor.

There will be signage to communicate community recreation usage and hours conditions/rules In order for the community to use the pavilion (in a group scenario) there will be a building use application protocol.

Testimony of support for the project developments is voiced from Ellen Rago and their two children as well as Regina Stefanelli and their child.

Alan asks if there are any other comments or questions.
No questions or comments are offered.

DRB Chair: Alan McBean closes the public portion of the meeting at 7pm.

Respectfully submitted,
Natalie Pelham-Starkey
5.23/2022