

# TOWN OF DUMMERSTON

## Development Review Board

### Site Plan Review Application for Accessory Structure Findings and Decision

#### HEARING SPECIFICS

**Permit Application Number: 3788**

**Date Received: September 20, 2024**

**Applicants: Chad Farnum (Farnum Insulation)**

**Mailing Address: 29 Brickyard La., Dummerston, VT 05346.**

**Location of Property: Parcel 334, 29 Brickyard Ln., Dummerston, VT 05346**

**Owner of Record: Portwenn Holdings LLC**

**Application: Site Plan Review for 1 Commercial Accessory Structure.**

**Date of Hearing: November 19, 2024**

#### INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a Site Plan Review under the Town of Dummerston Zoning Bylaw Sections 240, 724 and 726.
2. On October 30, 2024, notice of a public hearing was published in The Commons.
3. On October 24, 2024, notice of a public hearing was posted at the following places:
  - The Dummerston Town Office.
  - The West Dummerston Post Office.
  - The Dummerston School.
4. On October 31, 2024, notice of a public hearing was posted at the following place: 29 Brickyard Ln., Dummerston, VT, which is within view of the public right-of-way most nearly adjacent to the property for which the application was made.
5. On October 24, 2024, a copy of the notice of a public hearing was mailed to the applicant.
6. On October 24, 2024, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
  - a. Caldwell Zachary N & Amy, PO Box 973, Putney, VT 05346
  - b. Little Owl Studio Ltd Co, 59 Brickyard Lane, Putney, VT 05346
  - c. Soundview Vermont Holdings Llc, C/O Putney Paper Company Inc, PO Box 226, Putney, VT 05346
7. The application was considered by the Development Review Board (DRB) at a public hearing on November 19, 2024.
8. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as amended April 6, 2022.
9. Present at the hearing were the following:

- a. Members of the Development Review Board:  
Alan McBean, Cami Elliott, Peter Doubleday, Patty Walior.
  - b. Others:  
Roger Jasaitis (Zoning Administrator), Chad Farnum (Applicant),
10. No site visit was conducted.
11. During the course of the hearing the following exhibits were submitted to the DRB:
- a. Application for Zoning Permit, number: 3788.
  - b. Application to the Development Review Board for a Site Plan Review, number: 3788.

## **FINDINGS OF FACT**

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

1. Site Plan Review under the Town of Dummerston Zoning Bylaw Sections 240, 724 and 726, at parcel 334, 29 Brickyard Ln., Dummerston, VT. The subject property is a 1.8 acre parcel located at 29 Brickyard Ln., in the Town of Dummerston (tax map parcel no. 000334). The property is more fully described in a Deed recorded at Book 113, Page 92, in the Town of Dummerston Land Records.
2. The property is located in the Commercial / Light Industrial District as described on the Town of Dummerston Zoning Map on record at the Town of Dummerston municipal office and Section 240 of the Zoning Bylaw.
3. The Application states Site Plan approval is requested for:
  - a. Shed, Commercial Use (Storage); 10' x 18'.
4. The application requires review under the following sections of the Town of Dummerston Zoning Bylaw: Article 2; Section 240 Commercial / Light Industrial, Article 7; Section 724 Site Plan Approval and Section 726 Site Plan Review Procedure.
5. Applicant: Chad Farnum, applicant, explained the pole barn structure, which is used for foam storage, is 18 feet wide, 10 feet deep, and 9 feet tall on the front and 7 feet tall on the back. He also clarified that there would be no lighting or signage on the structure, and it would not affect parking. The structure meets all of the setbacks. It is screened from the West Hill Shop by a wooden fence.

## **DECISION AND CONDITIONS**

**The DRB finds that this application meets the requirements of the Town Plan and the Zoning Bylaw and Approves the application with no conditions.**

1. **The DRB approves the Site Plan for the Accessory Commercial Structure.**
  - a. The proposed development meets the requirements of *Sections 240 and 724*.
  - b. The proposed development meets the requirements of *Sections 726 of the Zoning Bylaw Site Plan Review Procedure*.
    - i. Compatibility with adjacent land uses.
    - ii. Maximum safety of vehicular circulation between the site and the street network.

- iii. Adequacy of circulation, parking and loading facilities with particular attention to safety.
- iv. Adequacy of landscaping, screening and setbacks in regard to achieving maximum compatibility and protection of adjacent property.
- v. Lighting, noise, odors, protection of renewable energy resources.

- 2. **Expiration: This Zoning Permit approval will expire by limitation two (2) years from the date of approval. All work must be completed as shown on any approved plan before the expiration date.**
- 3. **It is the Applicant's responsibility to be in compliance with any and all Town or State required or issued permits at all times or this approval is null and void.,**

The following members of the Dummerston Development Review Board participated and concurred in this decision: Peter Doubleday, Cami Elliott, Alan McBean, Patty Walior.

Dated at Dummerston, Vermont, this 3rd day of DECEMBER, 2024.



Signed for the Dummerston Development Review Board

ALAN J. McBEAN

Printed Name

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.