

TOWN OF DUMMERSTON

Development Review Board

Site Plan Review Application for Family Childcare Home Findings and Decision

HEARING SPECIFICS

Permit Application Number: 3793

Date Received: October 24, 2024

Applicant: Billie Slade

Mailing Address: 17 Sugar Maple Dr., Dummerston, VT 05346.

Location of Property: Parcel 321, 17 Sugar Maple Dr., Dummerston, VT 05346.

Owner of Record: Billie Slade and Catherine Martin Life Estate

Application: Site Plan Review for Family Childcare Home.

Date of Hearing: December 17, 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 204, 225,, 724 and 726.
2. On November 27, 2024, notice of a public hearing was published in The Commons.
3. On November 25, 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 November 24, 2024, notice of a public hearing was posted at the following place: 17 Sugar Maple Dr, 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 November 25, 2024, a copy of the notice of a public hearing was mailed to the applicant.
6. On November 25, 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. Hodgman Hamilton & Carol, 56 Houghton Brook Rd, E Dummerston, VT 05346
 - b. Packard Jeremiah & Heather, 18 Sugar Maple Dr, E Dummerston, VT 05346
 - c. Packard Jeremiah L, 22 Sugar Maple Dr, E Dummerston, VT 05346
 - d. Pierce Jessica M, 25 Sugar Maple Dr, E Dummerston, VT 05346
 - e. Robinson Donald C, PO Box 8038, Brattleboro, VT 05302
7. The application was considered by the Development Review Board (DRB) at a public hearing on December 17 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, Chad Farnum.
 - b. Others:
Roger Jasaitis (Zoning Administrator), Billie Slade (Applicant), Kristina Naylor.
10. Present at the Site Visit were the following:
 - a. Members of the Development Review Board:
Cami Elliott, Chad Farnum, Patty Walior.
 - b. Others:
Roger Jasaitis (Zoning Administrator), Catherine Martin (Applicant),
11. During the course of the hearing the following exhibits were submitted to the DRB:
 - a. Application for Zoning Permit, number: 3793.
 - b. Application to the Development Review Board for a Site Plan Review, number: 3793.

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 204, 225,, 724 and 726, at Parcel 321, 17 Sugar Maple Dr., Dummerston, VT. The subject property is a .6 acre parcel located at 17 Sugar Maple Dr., in the Town of Dummerston (tax map parcel no. 000321). The property is more fully described in a Deed recorded at Book 136, Page 417-418, in the Town of Dummerston Land Records.
2. The property is located in the Residential District as described on the Town of Dummerston Zoning Map on record at the Town of Dummerston municipal office and Section 225 of the Zoning Bylaw.
3. The Application states Site Plan approval is requested for:
 - a. Family Childcare Home.
4. The application requires review under the following sections of the Town of Dummerston Zoning Bylaw: Article 2; Sections 204 Allowed Uses, 225 Residential, 724 Site Plan Approval and Section 726 Site Plan Review Procedure.
5. Billie Slade (Applicant) discussed her experience with family childcare, highlighting her 44 years of work in the field. She explained that her program, which caters to 6 preschoolers and 4 after-schoolers, operates on a 15-minute slot system for pick-ups and drop-offs to avoid congestion and chaos. Billie Slade also mentioned her positive interactions with the neighborhood and the state licensing process. Billie Slade also shared her plans to continue her nature-based program, which has been accredited, and her hope to offer this service for a couple more years before retiring.
6. Cami Elliott (DRB) asked if there was any signage or lighting on the site. Billie stated there was a small sign on the post at the end of the driveway and two exterior lights. Billie asked the Zoning Administrator if she needed a sign. Roger said no sign is required.
7. Alan McBean (DRB) asked how many vehicle trips would occur each day. Billie said up to 6 staggered vehicles at drop off and pick up, but some of the children are siblings so typically there are fewer trips per day.
8. Chad Farnum (DRB) asked what is the ratio of teachers to children and if the teachers were just Billie and Cathy or any other employees. Billie clarified that the ratio of teachers to

children is 2 to 3, and there are no plans to hire additional employees. She stated she has a two-year waiting list for space for children.

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 Family Childcare Home .**
 - a. The proposed development meets the requirements of *Sections 204, 225, 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. Any additional signage will require a permit.**
- 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 7th day of January, 2025.



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.