

Development Review Board Meeting: December 16, 2025

Dummerston Community Center

Draft Minutes

Attending Ryan site visit: Alan McBean, Patty Walior, Peter Doubleday, Roger Jasaitis, Kim and Skip Fletcher

Attending Giordano site visit: Alan McBean, Patty Walior, Peter Doubleday, Roger Jasaitis, Leonard and Julianne Giordano

Attending meeting: Alan McBean, Peter Doubleday, Cami Elliott, Chad Farnum, Patty Walior, and ZA Roger Jasaitis

Other interested parties: Leonard Giordano, Catherine O'Calloghan, Laurie Frechette, Haley Frechette, Priscilla Adler, Maria Glabach, Paul Adler, Daryl Graves, Jeremy Graves, Claudia Teachman-Blocker, Kim and Skip Fletcher, Martie Forrett, Deb Forrett, Kyle Paquette, Theresa Glabach, Shawn Stone, Kristen and Theodore Glabach, Ezekiel Goodband, Beverly Tier, Thomas Simeon, Brenda and Ernie Wood, Lewis White, Nicole and Brian Barrows, Lawrence Slason, Frank Harlow, Theresa Chapman, Dolores Tish, Ali Wilder, Christine Goepp, Todd Davidson, Paul Normandeau(via Zoom).

Meeting called to order at 6:10 by Chair Alan McBean. Minutes from November meeting were approved with no changes. There will be a hearing on January 20th. Roger reported there are two interested parties for vacant alternate DRB members.

Alan read warning and swore in all interested parties.

Hearing for application #3832 by David Ryan opened at 6:15. This is a request for a Right of Way located at parcel 705, 202 Ryan Road. There was no one representing the application, Alan explained to visitors what the application was for and hearing was closed at 6:17. Hearing for application #3833 began at 6:17. Leonard Giordano explained that they need a waiver to put up a fence located at 450 Schoolhouse Road as it is over 6 ft tall in places. Leonard explained the necessity for portions of fence to be over 6' is due to the sloping at edge of property to keep fence streamlined and the same level (approximately 4 feet). Fence will be 22' from center line and 5' from culvert. Roger asked Lee Chamberlain, road foreman if this would be a problem. Lee reported no but should there be any damage by plows there is no liability for town, it will fall on homeowner to fix. Leonard said he completely understands this. Hearing closed at 6:22. Review of Agreement Letter dated August 8, 2024, Maria Glabach under section 727 of the Dummerston Zoning Bylaw. This review began with Larry Slason, Attorney for Maria, giving opening comments. He stated that Maria has had 4 burns in the last 16 months, none in over 7 months. There were 3 visits to the site on Sundays (which are not permitted) without her notice. She now has land

posted regarding no Sunday business. This is not a gravel pit, it's a storage space for her business. He also stated that this property, as well as neighbor's, is zoned rural commercial, neighbors built knowing this. Larry reiterated Claudia Teachman-Blocker's comments from Nov. Meeting that there is a great deal of smoke that comes from neighbor's outdoor wood furnace. There has been a burn permit in place since 1992. He states that some of the backup beeping noise is quite possibly from BRSM. Larry asked Maria to speak and she answered questions from him. Maria had a detailed notebook with spreadsheets she used as a reference. She stated that included in the notebook are: dates, weather, air quality, materials that were burned, times of burn, who was monitoring, who stopped by to visit, and pictures of the site on a burn day. Maria then gave specific information regarding burns on 8-19-24, 12-9-24, 3-29-25 and 5-6-25. She believes she is in compliance with all conditions and requirements with the state and the aforementioned letter. She will provide copies of said notebook. When asked about burning on a clear day vs a rainy/cloudy day, Maria clarified that the wording in permit is "favorable" burning weather, not a clear day. She burns when the wind is from the east, not west so that smoke with travel away from neighbor. Maria stated that every fire warden, past and present have wanted her to burn on a rainy day. Peter Doubleday asked about her reporting a burn to Asst. Fire Worden rather than Fire Worden to avoid conflict of interest. Maria stated that her state permit specifically states Fire Warden, and she never agreed to letting Assistant know rather than Chief. The unauthorized Sunday visits were clarified as well. Lewis White dropped off a piece of equipment so that he could return a trailer, Frank Harlow picked up a load of mulch not realizing that Sunday's were off limits and neighbors to the west think that they may have done something on a Sunday w/o letting Maria know. Kristen Glabach spoke to BRSM who also burns and they told her they had 2-3 burns last year although she didn't have dates. Claudia Teachman-Blocker spoke and stated as she was doing her morning walk yesterday (12-15-25) there was a large plumage of smoke from neighbor's outdoor furnace that was traveling straight to Stone's property. She also stated that it is a very strong, unpleasant odor. She believes in all the years that she has been walking that activity has decreased, and there is less material stored on site now. Claudia also questions the statement by Melanie Stone at the November meeting that Steve Glabach had something "stirring" during a burn, (safety) it may have been after a burn. Ali Wilder, stated that they did use on a Sunday and that they don't see or hear much and smoke is never a problem. Theresa Glabach made a statement regarding the situation. She has been watching this situation unfold over the last 2 years and would hope that we all trust in the fact that everyone has good intentions. Maria is trying to balance wellness, livelihood, safety, and environmental wellbeing. Zeke Goodband, an abutter for 20 years stated he also believes that activity has significantly decreased in the last several years. Christine Goepp asked if a pre-existing nonconforming use would allow them to increase burns/use

without oversight. Larry Slason said that would be speculative allegations, and we shouldn't go there. Peter asked about submitting records to Roger J, Larry responded that it was suggested but never agreed to or formalized. Shawn Stone stated that he feels that he and Melanie went to Maria multiple times about their concerns and nothing changed so that this was their only course of action. He feels that the whole town is against them. Closed at 7:15,

Respectfully submitted, Patty Walior – DRB Member