

# TOWN OF DUMMERSTON

## Development Review Board

### Application for Conditional Use and Site Plan Review

### Findings and Conditions

#### HEARING SPECIFICS

**Permit Application Number: 3838**

**Date Received: January 21, 2026**

**Applicant: Daniel Riddlehoover**

**Mailing Address: 251 Leonard Road, Dummerston, VT 05301**

**Location of Property: Parcel 486, 251 Leonard Road, Dummerston, VT 05301**

**Owner of Record: Alexander and Jerelyn Wilson**

**Application: Conditional Use: for a second principal building (four-bedroom single-family dwelling) on a 160.66 acre parcel.**

**Date of Hearing: February 17, 2026**

#### INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of application #3838 for Conditional Use and Site Plan Review under the Town of Dummerston Zoning Bylaw Sections 205, 220, 230, 611, 711, and 720 through 727 of the Dummerston Zoning Bylaw.
2. A public hearing was held on Tuesday, February 17, 2026, at 6:00 PM at the Dummerston Town Office and via Zoom.
3. The hearing was chaired by Vice-Chair Chad Farnum.
4. A site visit was conducted prior to the hearing at 5:30 PM at the subject property.
5. Present at the site visit were the following persons:
  - a. Members of the Development Review Board:  
Patty Walior, Chad Farnum, Peter Doubleday, Cami Elliott, Kyle Paquette  
Others: Roger Vincent Jasaitis (ZA), Daniel Riddlehoover (Applicant), Alex Wilson (Land owner), Lillian Riddlehoover.
6. The subject property is 160.66 acres, located at 251 Leonard Road, Dummerston, VT 05301, in the Town of Dummerston (tax map parcel no. 000486). The property is more fully

described in a Deed recorded at Book 107 Page 546 in the Town of Dummerston Land Records.

7. The property is located in the Conservation and Rural Residential and West Dummerston Settlement Area districts, as described on the Town of Dummerston Zoning Map on record at the Town of Dummerston municipal office and Sections 205, 220, 230 of the Zoning Bylaw.
8. On January 28, 2026 notice of a public hearing was published in The Commons.
9. On January 27, 2026 notice of a public hearing was posted at the following places:
  - The Dummerston Town Office.
  - The West Dummerston Post Office.
10. On January 30, 2026, notice of a public hearing was posted at the following place: 251 Leonard Rd., Dummerston, VT 05301, which is within view of the public-right-of-way most nearly adjacent to the property for which the application was made.
11. On January 27, 2026 a copy of the notice of a public hearing was mailed to the Applicant.
12. On January 27, 2026 a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
  - a. Bartingale James E, 191 Leonard Rd, Dummerston, VT 05301
  - b. Baxter Wendy E, 747 Turnpike Rd, Norwich, VT 05055
  - c. Berg Christopher, 211 West St, Dummerston, VT 05301
  - d. Brosnan Margit W/ Life Estate, 128 Leonard Rd, Dummerston, VT 05301
  - e. Bryant Richard A & Gail B Trust Dtd 3/12/20, 96 Jelly Mill Hill, Dummerston, VT 05301
  - f. Davis Ann W/ Life Estate, PO Box 11, W Dummerston, VT 05357
  - g. Farwell Samuel & Haney Carol S, 75 West St, Dummerston, VT 05301
  - h. Forrister Loren & Kathleen, 157 Leonard Rd, Dummerston, VT 05301
  - i. Frechette Dennis F & Laurie J, 72 West St, Dummerston, VT 05301
  - j. Golding Ryan & Heather, 86 West St, Dummerston, VT 05301
  - k. Irving Oil Limited, Attn: Corporate Real Estate, PO Box 868, Calais, ME 04619
  - l. Kathryn Alley & Keith Maxwell, 321 Leonard Rd, Dummerston, VT 05301
  - m. Latulippe Martin, 705 Guilford Center Rd, Guilford, VT 05301
  - n. Luna Marvin A & Trevarrow Caroline R, 129 West St, Dummerston, VT 05301
  - o. Mooar Pekka A & Pullman Sally Trustees, 7201 Wissachickson Ave, Philadelphia, PA 19119
  - p. Rosen Rafael F & Connair Michelle M, 97 Jelly Mill Hill Rd, Dummerston, VT 05301
  - q. Noah Simeon & Meghan Sargent, 155 – 159 West St., Dummerston, VT 05301
  - r. Tuttle Richard H, 139 West St., Dummerston, VT 05301
  - s. Woodworth Christopher R, 114 West St, Dummerston, VT 05301
  - t. Worden Hugh A & Melissa, 30322 Parkside Passage Dr, Fulshear, TX 77441
13. The application was considered by the Development Review Board (DRB) at a public hearing on February 17, 2026.
14. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as amended April 6, 2022.
15. Present at the hearing were the following persons:
  - a. Members of the Development Review Board:
    - Patty Walior, Chad Farnum, Peter Doubleday, Cami Elliott, Christine Goepf, Kyle Paquette

Others: Roger Vincent Jasaitis (ZA), Daniel Riddlehoover (Applicant), Alex Wilson (Land owner), Lillian Riddlehoover, Eric Davis (via Zoom).

16. During the course of the hearing the following exhibits were submitted to the DRB:
  - a. Application for Zoning Permit, number: 3838.
  - b. Application to the DRB for Site Plan Review number: 3838.

## FINDINGS OF FACT

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

1. **Project Description:** The application (#3838) describes a request for a Site Plan Review and a Conditional Use Permit for a second principal building (four-bedroom single-family dwelling) on a 160-acre parcel.
2. **Property Overview:** The subject property is a 160.66 acre parcel containing three zoning districts: Conservation, Rural Residential, and Settlement Area.
3. **Proposal:** The applicant proposes to construct a four-bedroom single-family home to facilitate multi-generational living with the current property owners (the Wilsons).
4. **Siting:** The proposed residence is located near where the three districts meet, but primarily within the Rural Residential and Settlement Area.
5. **Conservation District Impact:** The board found that while the septic leach field is located in the Conservation District, the primary residential structure is not. The leach field is located in an existing open field, requiring no significant clearing of forested landscape.
6. **Infrastructure:** The project will utilize the existing driveway; no new road cut or right-of-way is required.
  - a. A State Wastewater permit (WW-2-4911-1) has already been approved and recorded.
  - b. A new drilled well will be installed for the second residence.
7. **Density:** The board noted that two single-family homes on 160 acres will constitute low-density residential use, consistent with the purpose of the districts.
8. **Traffic and Circulation:** No new road access permits are required, and the impact on Leonard Road will be minimal.

## CONCLUSIONS OF LAW

The Dummerston Zoning Bylaw sections cited during the February 17 hearing (Application #3838) provide the regulatory framework for allowing more than one primary residence on a single parcel.

### 1. Section 611: Buildings and Uses on Lots

This is the most critical section for the Riddle-Hoover application. Historically, zoning laws often restricted parcels to one "principal building" (one house). **Section 611** governs how and when a second principal building—in this case, a second single-family home—can be placed on a lot without subdividing the land.

- **Conditional Use Requirement:** For a second residence to be allowed, it must receive Conditional Use approval from the DRB.
- **Compliance:** The board finds that the additional building won't negatively impact the character of the neighborhood or the town's resources.

## 2. Sections 205–240: Zoning District Standards

These sections define the "ground rules" for the specific areas where the 160-acre property is located. Since the parcel spans three districts, the project must meet the most restrictive standards of:

- **Conservation:** The most restrictive district, intended to protect natural and scenic resources. It typically requires larger lot sizes (e.g., 10-25 acres) and has strict limits on land coverage. The Board finds that the residential structure, if located as presented in the application, outside of the Conservation District, will minimize impact on the town's forested landscape and wildlife habitat.
- **Rural Residential:** Focused on maintaining a mix of residential and agricultural uses with lower density.
- **Settlement Area (West Dummerston Village):** Designed for slightly higher density near village centers, though still protective of the village "feel."

## 3. Sections 720–727: Conditional Use Review

These sections outline the **procedural and evaluation criteria** the DRB uses to decide whether to grant a permit.

- **Section 721 (General Standards):** The board evaluates the project's impact on community facilities, traffic, renewable energy use, and the "character of the area." The Board finds that the application will have no negative impact on these standards.
- **Section 722 (Specific Standards):** This includes requirements for landscaping, screening, and ensuring the project fits the specific "purpose statement" of the zoning district. The Board finds that the application meets these standards. In particular, the Board finds that the application satisfies the purpose statement of the Conservation District because the proposed building will be closely situated to existing buildings and will not disturb the large area of undeveloped land on the parcel.
- **Section 727 (Decisions):** Governs how the board issues its final written decision and any specific conditions (like septic requirements or screening) that the applicant must follow.

4. **Town Plan:** The Plan encourages compatible development: Low-density residential development in Dummerston's **Conservation District** is limited to residential, agriculture, forestry, individual recreational hunting and fishing camps, seasonal or occasional use camps, and accessory uses on the same lot. The creation or extension of new town roads through this district is restricted to maintain large tracts of undeveloped land and protect habitats, watersheds, and conservation corridors. In the **Rural Residential District**, low to moderate-density housing is encouraged while maintaining the rural character. Multi-family housing is conditionally permitted, and a mix of rural land uses, including residential,

agriculture, forestry, and outdoor recreation, is supported. The Board finds that the development proposed will be compatible with the Town Plan.

## DECISION AND CONDITIONS

**Based on the evidence presented, and subject to the conditions set forth below, the Development Review Board hereby APPROVES the application for Site Plan Approval for a Conditional Use Permit:**

**The Dummerston Development Review Board hereby APPROVES the application for a second principal building (four-bedroom single-family dwelling) on a 160-acre parcel, subject to the following conditions:**

1. **Driveway Standards:** The secondary portion of the driveway serving the new residence must maintain a right-of-way with a minimum width of 20 feet to ensure adequate emergency vehicle access. No structures or landscaping features may block this right-of-way.
2. **Future Subdivision:** Any future subdivision of the 160-acre parcel must meet all zoning regulations and setback requirements in effect at the time of the subdivision application.
3. **Siting:** The residential and accessory structures (except for the wastewater leach field) shall be located as presented in the application, outside of the Conservation District, to minimize impact on the town's forested landscape and wildlife habitat.
4. **Compliance:** 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 be in violation of the Zoning Bylaw.
5. **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.

**The following members of the Dummerston Development Review Board participated and concurred in this decision:** Patty Walior, Chad Farnum, Peter Doubleday, Cami Elliott, Christine Goepp, Kyle Paquette.

**Dated at Dummerston, Vermont, this 24 day of February, 2026.**



**Signed for the Dummerston Development Review Board**



**Print 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.