

Dummerston Development Review Board Meeting

June 16, 2026

And

June 30, 2026

Draft Minutes

The Dummerston Development Review Board held a public meeting at the Town Office on June 16, 2026, at 6:00 PM. The meeting was also available on Zoom. The purpose of the meeting was to review application #3849, submitted by Edward Wisdom and Peter Thurrell, for a conditional use campground and short term rental at Parcel 389, 50 Old Saw Mill Dr, Dummerston, Vermont, 05346 (Application). The property is owned by Peter Thurrell.

Preceding the meeting, a site visit was held at 50 Old Saw Mill Dr, at 5:30. Present at the site visit were Board members Alan McBean, Patty Walior, Peter Doubleday, Kyle Paquette, and Christine Goepf. Also present were zoning administrator Roger Jasaitis, applicants Edward Wisdom and Peter Thurrell, abutter Gary Kessler, and Iago Veigo Amboso.

Alan McBean called the meeting to order at 6:00PM. Present were Alan McBean, Patty Walior, Peter Doubleday, Kyle Paquette, and Christine Goepf. Also present were zoning administrator Roger Jasaitis, applicants Edward Wisdom and Peter Thurrell, abutter Gary Kessler, and Iago Veigo Amboso (sp?). During the administrative portion of the meeting, DRB members unanimously approved the draft minutes of the February 17, 2026, DRB meeting (with minor spelling corrections). After a brief discussion, the Board also unanimously agreed to defer election of officers until a full board was in attendance.

Alan McBean began the review of Application #3849 by verifying that there were no conflicts of interest among board members and no objections from the applicants regarding board composition. He explained that testimony would be sworn and subject to appear rights and swore in all participants. Edward Wisdom and Peter Thurrell then presented their proposal. They stated that the conditional use permit would be to construct 3-7 seasonal short term rental campsites and/or small structures, primarily intended for couples, to provide a quiet back-to-nature experience in the ravine surrounding a brook on the property. Structures could include tent platforms, treehouses, small roofed structures, and/or RV hookups. Each structure is anticipated to be less than 800 square feet. In addition, the applicants intend to build a central bathroom and kitchen for the use of all rental units. The existing pickleball court would be used for small community gatherings of 20-40 people, including meditation sessions, drum circles, and other community activities. Abutter Gary Kessler raised concerns about whether renters would also hike around the property and whether he should post signs at the boundaries of his property. The Board discussed the 90-day state campground rule.

Given the wide variance in the information presented in the Application and at the meeting regarding the potential number of short-term rental structures and guests, structures, paths, parking, and other construction details, the Board determined that the Application lacked sufficient specificity to allow it to adequately assess compliance with the necessary zoning criteria. Accordingly, it recessed until June 30, 2026, at 6PM, to allow the applicants to provide more specific information, including a map showing the exact location, size, nature, and structure of each rental site, the layout of the property, including parking spaces, footpaths, existing uses (e.g. solar power company), floodplain boundaries, communal bathroom and kitchen facility locations, and any other relevant features. Applicants were advised to specify the maximum number of guests and public visitors at each site, at any events, and on the property overall, as well as any other relevant information needed to proceed with evaluating the application. The Board recommended but did not require that any amended proposal include septic and well information to help determine guest capacity. If not provided, any conditional use permit would be contingent on, and limited to, the facilities meeting all other state and federal requirements regarding, e.g., septic capacity. Finally, Roger Jasaitis emphasized that all current construction on the property must cease until proper permits are obtained and that the state permit approval process may take 4-6 weeks. A revised application must be submitted at least one week prior to the June 30th meeting.

The Board reconvened at the Town Office on June 30, 2026, to consider the revised Application. Alan McBean called the meeting to order at 6:02PM. Present were Board members Alan McBean, Patty Waliar, Peter Doubleday, Kyle Paquette, Cami Elliott, and Christine Goepp. Also present were zoning administrator Roger Jasaitis, applicant Peter Thurrell, and abutter Chris Olsen (duly sworn in by Alan McBean). During the administrative portion of the meeting, DRB members unanimously approved the draft minutes of the June 16, 2026, meeting.

The Board considered the pending Application, which included a revised site plan that identified parking areas, locations of existing structures, and locations of five proposed tent platforms and two RV sites, along with dirt footpaths to access each campsite. The Applicant clarified that the proposed structures at each campsite would be tent platforms, with no roofs or permanent buildings. Platforms would be above grade and constructed with safety railings, etc., as necessary. The Applicant proposed to use an RV as a kitchen/bathroom facility until a separate kitchen/bathroom building, connected to a septic system, could be constructed. Under this interim arrangement, guest capacity would be limited to a total of six people. The Applicant stated that he had measured parking spaces as drawn on the site plan. Upon questioning, Applicant stated that there could be an outdoor light on the proposed kitchen/bathroom building.

Abutter Chris Olsen expressed concerns regarding the potential for noise to be carried along the Canoe Brook ravine and for guests to enter his land along the brook. The Applicant indicated willingness to work directly with neighbors on such issues, and the Board discussed establishing campground quiet hours, noting that 10:00PM is a common time for quiet hours to start. The

applicant agreed to provide boundary signage near the brook and trail areas necessary to prevent guests from wandering onto neighboring property.

Several Board members expressed concerns that the proposal might not be able to meet state requirements for water supply, wastewater disposal, and septic systems. The Zoning Administrator noted that no soil testing or septic design work has yet been completed and that future amendments to the site plan may be necessary once wastewater infrastructure is designed. Lacking technical plans or permissions submitted with the Application, the Board emphasized that if a conditional use permit in this case were issued, it would be contingent on compliance with all state and other legal requirements. The Board also discussed various environmental considerations, such as erosion concerns, the riparian area of Canoe Brook, and flood zones. The Applicants stated that the proposed sites are not within a mapped flood zone.

The Applicant requested a three-season operation beginning in April and continuing through October. The Board discussed existing campground precedents of May 15 through October 15 and indicated that operating dates would be considered during deliberations.

No decision was made during the meeting. The Board closed discussion, indicating that it had the information needed to deliberate. The applicant was informed that a written decision would be issued within the required review period, followed by the applicable appeal period.