

DUMMERSTON DEVELOPMENT REVIEW BOARD

Meeting Minutes

August 18, 2026

DRAFT - FOR REVIEW

Site Visit and Attendance

A site visit for Application #3861 began at 5:30 p.m. at 1149 Wickopee Hill Road, Dummerston, and lasted approximately 20 minutes. Board members present were Cami Elliott, Patty Walior, Kyle Paquette, Peter Doubleday, and Christine Goepp. Also present were Zoning Administrator Roger Jasaitis and applicants Matt Noonan-Obernesser and Diane Noonan-Obernesser. The Board viewed the cottage, parking area, access, and exterior lighting associated with the proposed short-term rental.

The Dummerston Development Review Board held a public meeting at the Town Office, 1523 Middle Road, Dummerston Center, on August 18, 2026, at 6:00 p.m. The meeting was also available by Zoom. Board members present were Cami Elliott, Patty Walior, Kyle Paquette, Peter Doubleday, and Christine Goepp. Board members absent were Alan McBean and Chad Farnum.

Also present and participating were Zoning Administrator Roger Jasaitis and applicants Matt Noonan-Obernesser and Diane Noonan-Obernesser. No other interested persons participated in the public hearing.

Administrative Business

Call to Order and Acting Chair. The meeting was called to order at 6:00 p.m. A motion was made and seconded to elect Cami Elliott as Acting Chair for the meeting. The motion carried unanimously, and Cami Elliott presided.

Public Comment. No public comments were offered.

June 16 and June 30, 2026 Minutes. A motion was made and seconded to approve the June 16 and June 30, 2026 minutes as presented. The motion carried unanimously.

Zoning Administrator Update

Roger Jasaitis reported that the Board would have an application to review on September 15, 2026, concerning a new pallet-building and pallet-rebuilding business at the Soundview property, the former paper mill. The proposed business requires a change-of-use review. The Board anticipated a 5:30 p.m. site visit before the September hearing.

Roger Jasaitis also explained that a recent solar-panel permit communication had been sent to incorrect recipients. He had addressed the issue, and the permit would not require DRB review.

Board Officers and Rules of Procedure

The Board discussed amending its Rules of Procedure (referred to by some members as the "bylaws") to permit either a single Chair or two Co-Chairs. A motion was made and seconded to adopt that amendment. If Co-Chairs are elected, they will alternate presiding, with one Co-Chair responsible for each meeting. The motion carried unanimously.

A motion was made and seconded to elect Patty Walior as Co-Chair through the annual officer election in March 2027. The motion carried unanimously. A separate motion was made and seconded to elect Cami Elliott as the other Co-Chair through March 2027. That motion also carried unanimously.

A motion was made and seconded to elect Alan McBean as Vice Chair through March 2027, based on his previously stated willingness to serve. The motion carried unanimously.

Other Business

The Board discussed work underway at the former Pepsi building on Route 5. Roger Jasaitis reported that the property has a new owner and that, to his knowledge, the current work consists only of exterior painting. No application for a new use had been submitted.

The Board revisited the campground and short-term-rental proposal previously reviewed as Application #3849 at 50 Old Saw Mill Drive. No appeal was filed. A separate permit was issued for an accessory structure so that an existing tent platform could be completed for private use; it may not be rented under that permit. Roger Jasaitis reported that Edward Wisdom did not intend to continue pursuing the prior proposal at this time.

The Board also discussed the food stand at the Route 5 campground. Roger Jasaitis explained that the approved use runs with the property and may continue under a new owner so long as the use and operating conditions remain unchanged. Any change to the approved operation would require further zoning review.

Public Hearing - Application #3861

At approximately 6:20 p.m., Co-Chair Cami Elliott opened the public hearing for Application #3861, submitted by Matt Noonan-Obernesser and Diane Noonan-Obernesser for Conditional Use: Short Term Rental under Sections 235, 220, and 720-726 of the Dummerston Zoning Bylaw. The property is Parcel 622, 1149 Wickopee Hill Road, in the Rural Residential District.

Cami Elliott read the hearing warning. No Board member disclosed a conflict of interest or ex parte communication, and no other interested persons were present. Matt Noonan-Obernesser and Diane Noonan-Obernesser were sworn before offering testimony.

Matt Noonan-Obernesser and Diane Noonan-Obernesser explained that the property had been purchased nearly one year earlier. The owners initially considered a long-term rental, but they want to keep the cottage available for visiting family and friends. They therefore propose occasional short-term rentals to generate limited income while preserving that flexibility. The applicants anticipated primarily weekend rentals, estimated at one or two weekends per month depending on demand and personal use.

The cottage is approximately 350 square feet and contains one bedroom in a loft. Occupancy would be limited to two people. The property has adequate off-street parking. Solar lighting is installed along the walkway, and no large or intrusive exterior lighting is proposed. No business sign is currently proposed; the Board advised that any future sign would require review by the Zoning Administrator.

Roger Jasaitis confirmed that the existing wastewater approval limits the cottage to two occupants. He said he would provide the applicants with information concerning State short-term-rental requirements, including applicable rooms and meals tax requirements. The Board also discussed quiet hours beginning at 10:00 p.m. to protect the residential character of the area.

At 6:38 p.m., the public hearing was closed. Matt Noonan-Obernesser and Diane Noonan-Obernesser then left the meeting.

Adjournment

The public meeting adjourned at 6:38 p.m. and entered deliberative session.

Submitted by Kyle Paquette