Dummerston Development Review Board Meeting

October 20, 2026

Draft Minutes

The Dummerston Development Review Board held a public meeting at the Town Office on October 20, 2026, at 6:00 PM. The meeting was also available on Zoom. The purpose of the meeting was to review application #3873 (Application), submitted by CWI Vermont LLC d/b/a Corporate Woodworking, Inc. (Applicant) for a change in use of Parcel 3801.1, 15 Charette Dr, Dummerston, Vermont, 05346 (Property). The Property is owned by the James A Loney Revocable Trust.

Preceding the meeting, a site visit was held at 15 Charette Dr, at 5:30. Present at the site visit were Board members Alan McBean, Cami Elliott, Peter Doubleday, Kyle Paquette, and Christine Goepp. Also present was zoning administrator Roger Jasaitis. The Applicant was not present.

Cami Elliott called the meeting to order at 6:01PM. Present were Alan McBean, Cami Elliott, Peter Doubleday, Kyle Paquette, and Christine Goepp. Also present were zoning administrator Roger Jasaitis and CWI representative Mark Anderson. During the administrative portion of the meeting, DRB members approved the draft minutes of the September 15, 2026, DRB meeting (with minor spelling corrections), Christine Goepp abstaining.

Cami Elliott began the review of Application #3873 by swearing in all participants. Mark Anderson (Anderson) then presented CWI's proposal. He stated that the purpose of the permit was to allow the Property to be used for wood product manufacturing; specifically, the manufacture and distribution of commercial cabinets, office-related furniture, and shelving units.

Anderson stated that CWI intends to purchase the Property before commencing the proposed improvements and manufacturing operations. The applicant hopes to start production this winter, but environmental and infrastructure upgrades (power/sprinklers) could push the timeline into springtime.

Anderson explained that the proposed use was possible due to improvements made by Green Mountain Power to allow 3-phase power at the Property. Additional electrical improvements will be carried out in conjunction with GMP. Other upgrades include an interior sprinkler system, repairs to the exterior stucco walls and roof, bay door, lighting, and portions of the existing asphalt parking areas. No extension to the hard surface is proposed. No new exterior lighting is proposed, except potentially lights at bay doors and under the rear overhang for access. Applicant plans to remove old sheds in the rear. The site previously had multiple tanks (including engine oil) and creosote-coated telephone poles; these were removed and soil was excavated years ago. However, there are still pipes protruding from where the oil tanks used to be.

A sprinkler system will be required; the applicant is working with the state fire marshal and contractors to implement bulk water storage since there is no public water supply. The warehouse is currently unheated; the applicant plans to install a heating system to allow machinery to operate in winter. A leach field is present on-site; the applicant must verify that the state wastewater permit is current.

Anderson anticipates that there would be approximately 1 delivery to the Property per day of plywood or sheet products in closed trucks and 2 trucks leaving the property for job site deliveries, with one 26' straight box truck and one sprinter van kept on site. Sawdust from composite/plywood materials will be collected and trucked to the Windham County Solid Waste Management District roughly once or twice per month. This material is not recyclable due to glue and other components.

The applicant must check with the land use board to determine if a current Act 250 permit exists or needs updating.

Signage would be a direct replacement of the previous Consolidated Communications sign on the side of the building, as described in the Application, with no flood lighting.

The cabinet fabrication process involves CNC machines, dust extractors, and other machinery. Board members expressed concern regarding the possibility of noise reaching neighboring residences from the external dust extractor in particular. Anderson stated that noise levels at the property line should not exceed those of a lawnmower and that he would find out more. The board suggested the applicant provide a decibel reading for the dust collector at the property line. Anderson subsequently notified the DRB that the estimated noise level at the property line from dust extraction would be approximately 55 dBs based on decibel information provided by the equipment manufacturer.

Anderson stated that CWI would initially employee approximately 5-8 employees at the Property, ultimately employing about 15 people (12 in shop fabrication, others in production management and programming).

Anderson anticipated that shop hours would be from 6am-2:30pm, with occasional overtime up to 4:30pm.

Cami Elliott advised the Applicant that the DRB will issue a response within 45 days, followed by a 30-day appeal period. A written decision will be sent to the Applicant via certified mail and email.