

# Application for Site Plan Review

---

## Town of Dummerston

### Development Review Board

#### Application for Site Plan Review Findings and Decision

**Applicant:** Noah Hoskins (Bunker Farm)  
**Mailing Address:** 857 Bunker Road Dummerston, VT 05346  
**Location of Property:** Parcel #141.4 Dummerston, VT 05346  
**Owner of Record:** O'Donnell Family Co.  
**Application:** Site Plan Review for On-Farm Accessory Business  
**Permit Application #3582**

### Introduction and Procedural History

1. This proceeding involves review of an application for Site Plan Review under the Town of Dummerston Zoning Bylaw: Section 724 for an On-Farm Accessory Business. .
2. The application was received 1/30/20.
3. A notice of public hearing was posted at the municipal clerk's office, at the West Dummerston Post Office and at the Dummerston School on 2/12/20.
4. Notice of public hearing was mailed to the abutters on 2/1/20.
5. Notice to The Commons submitted 2/3/20, published 2/12/20.
6. A site visit was conducted on 2/25/20.
7. The application was considered by the Development Review Board at a public hearing on 2/25/20.
8. Present at the hearing were the following members of the DRB

Dennis Mewes  
Jen Sargent  
Patty Walior  
Chad Farnum  
Alan McBean  
Josh Pacheco  
Cami Elliott

9. Present at the hearing were the following persons
  - Roger Jasaitis (Dummerston Zoning Administrator)
  - Noah Hoskins
10. During the course of the hearing the following exhibits were submitted to the DRB.
  - A. Applicant Certification of Notice
  - B. Zoning Permit Application, Permit #3582
  - C. Town Map of property 141.4
  - D. Hand drawn map of Farm Stand at Bunker Farm
11. Abutters to Parcel #141.1
  - Cassidy, Lawrence and Marilyn, 673 Bunker RD, Dummerston, VT 05346
  - Hamilton, Douglas 988 Park Laughton Rd, E. Dummerston, VT 05346
  - Carpenter, Judith L., 85 Sunrise Ln., Dummerston, VT 05301
  - Scherer, John N., PO Box 132, Putney, VT 05346
  - Simonds, Andrew Revocable Trust, 1126 E. Dummerston, VT 05346

## **FINDINGS**

1. Based on the application, testimony, exhibits and other evidence the DRB makes the following findings:
2. The applicant seeks a Site Plan Review for an On-Farm Accessory Business.
3. Bunker Farm is in a Rural District.
4. There is parking for at least 75 vehicles.
5. No new lighting for the farm store will be installed.
6. On average 4 people come to the farm store per day.
7. Act 143 regulates accessory farm businesses, and allows for Site Plan Reviews by Appropriate Municipal Panels (4412,D)

## **DECISION AND DISCUSSION**

1. Based on these findings, and subject to the conditions set forth below, The DRB approves the application for an On-Farm Accessory Business, at parcel #141.4, 857 Bunker Road.
2. The On-Farm Accessory Business meets the requirements of Section 724.
  - a. It is compatible with adjacent land uses
  - b. Existing vehicular traffic patterns and parking are designed with attention to safety
  - c. Lighting, noise and odors are appropriate for the Rural District.

3. It is the applicant's responsibility to obtain and be in compliance with all State issued permits at all times.

4. The following members of the Dummerston Development Review Board participated and concur in this decision. The decision is subject to appeal as provided by Vermont statutes.

Dated 03/11/2020

Dennis Mewes, Jen Sargent, Patty Walior, Chad Farnum, Alan McBean, Josh Pacheco  
Cami Elliott

DUMMERSTON DEVELOPMENT REVIEW BOARD

Respectfully submitted,



Cami Elliott

3.11.20