

Application for Conditional Use Review

Town of Dummerston

Development Review Board

Application for Conditional Use Permit and Site Plan Review Findings and Decision

Applicant: Caleb Lewis-Alpin
Mailing Address: 110 Old Coach Road, Dummerston, VT, 05301
Location of Property: 31 Clay Pit Road, Dummerston, Vermont
Owner of Record: Sherie Lewis
Application: Conditional Use Permit for an Accessory Dwelling Unit (Tiny Home) and Site Plan Review
Permit Application # #3605
Date Received June 26, 2020

Introduction and Procedural History

1. This proceeding involves review of an application for Conditional Use Permit for an Accessory Dwelling Unit (Tiny Home), Section 603 and Site Plan Review, Section 724 at Parcel #201, 31 Clay Pit Road, Dummerston, Vermont, a Rural Residential District.
2. Application was received 6/29/2020.
3. Notice to the Commons was submitted 7/26/2020, Published 7/29/2020.
4. A notice of public hearing was posted at the municipal clerk's office and at the West Dummerston Post Office on 7/29/2020.
5. Notice of public hearing was mailed to the abutters 7/29/2020.
6. A site visit was conducted on 04/21/2020.
7. The application was considered by the Development Review Board at a public hearing on 08/18/2020.
8. Present at the hearing conducted by Zoom were the following members of the DRB
 - Chad Farnam
 - Patty Walior
 - Cami Elliott
 - Josh Pacheco

9. Present at the hearing were the following persons

Roger Jasaitis (Dummerston Zoning Administrator)

Caleb Lewis-Alpin

Sherie Lewis

10. During the course of the hearing the following exhibits were submitted to the DRB.

A. Applicant Certification of notice

B. Application for Conditional Use #3605, dated 06/29/2020.

C. DRB Hearing Checklist.

FINDINGS

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

1. The applicant seeks a Conditional Use Permit for an Accessory Dwelling Unit (Tiny Home)
2. The applicant will run electricity from Sherie Lewis' house.
3. The applicant does not have a wastewater permit.
4. This is a backup site and the applicant hopes not to have to use it.
5. The proposed site meets the set back and parking requirements.

DECISION AND DISCUSSION

Based on these findings, and subject to the conditions set forth below, The DRB grants the application for an Accessory Dwelling Unit (Tiny Home) with specific conditions. The application meets the requirements of Sections 603 (Equal Treatment of Housing) and 724 (Site Plan Approval). The following specific conditions are placed on the proposed use of the site:

1. The applicant must notify the Dummerston Zoning Administrator when the structure is placed on the site.
2. The applicant must provide a copy of the State Wastewater Permit to the Dummerston Zoning Administrator before occupancy.
3. The applicant must complete all activities under this permit within two years, upon that time the permit becomes null and void and reapplication shall be required (Section 703, Issuance of Permit)

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

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 Tuesday, September 15, 2020

Chad Farnam, Patty Walior, Josh Pacheco, Cami Elliott

DUMMERSTON DEVELOPMENT REVIEW BOARD

Respectfully submitted,

A handwritten signature in cursive script that reads "Cami Elliott". The signature is written in black ink and is positioned above a horizontal line.

Cami Elliott

Date 09/15/2020