

Application for a Zoning Waiver

TOWN OF DUMMERSTON

Development Review Board

Application for a Zoning Waiver Findings and Decision

Applicant: Wood, Donald & Deborah
Mailing Address: 1130 Wickopee Hill Rd Dummerston, VT 05301
Location of Property: Parcel 618.2 Wickopee Hill Rd Dummerston, VT
Owner of Record: Wood, Donald & Deborah
Application: Zoning Waiver to allow for construction of a storage shed within the required setback.

Permit Application No. 3604

Date Received: 7/15/2020

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a Zoning Waiver submitted by Donald & Deborah Wood under the Town of Dummerston Zoning Bylaw.
2. The application was received on July 15, 2020
3. On July 29, 2020 notice of a public hearing was published in The Commons and posted at the municipal clerk's office, and post office.
4. Notice of a public hearing was mailed to the applicant and the following abutters of Donald & Deborah Wood of Wickopee Hill Rd Dummerston, VT
 - Brattleboro Water Dept. 230 Main St. Brattleboro Vt 05301
 - Brown, Paul & Gladys 20 Meyers Rd. Dummerston Vt 05301
 - Fillion, Peter PO Box 797 Brattleboro Vt 05302
 - Tavella, Stephen 1171 Wickopee Hill Rd Dummerston Vt 05301
 - Wood, Harold Andrew 71 Woodys Dr. Dummerston Vt 05301
5. A site visit was made to 1130 Wickopee Hill Rd Dummerston on Tuesday August 18, 2020 at 5:30 pm.

- 1- Waiver is helpful or necessary to allow for reasonable use of the property
- 2- The waiver is the minimum reduction in the dimensional requirement that will enable the reasonable use of the property
- 3- No adverse effects were determined
- 4- The need for a waiver was deemed reasonable
- 5- The proposed project will still conform to the Town Plan
- 6- The proposed project will still conform to the purpose of a Rural zoning district
- 7- The proposed project will not have an undue adverse effect on the following
 1. Surrounding properties and property values
 2. The character and aesthetics of the neighborhood
 3. Traffic patterns and circulation
 4. Public health, safety, and utility services
 5. Stormwater management
 6. Water and wastewater capacity

Waiver approvals shall expire by limitation if work is not completed within two years from the date they are approved.

It is the Applicant's responsibility to be in compliance with any 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. Josh Pacheco, Cami Elliott, Patty Walior and Chad Farnum.

DUMMERSTON DEVELOPMENT REVIEW BOARD


Chad Farnum

Dated: September 16, 2020