

Dummerston Review Board
Provisional Meeting Minutes 6.21.2022

6:00 DRB Chair Alan McBean opened the meeting . He asked if there were any questions about the procedure of events. No questions.

Present at Hearing: Roger Jasaitis (ZA), Alan McBean, Natalie Pelham-Starkey, Cami Elliott, Chad Farnum (all DRB), Karen Astly (zoom), Charlotte Neer Annis (zoom), Brit Quell, Andrew Halled

May minutes were approved. Roger Jasaitis (ZA) confirmed there is an applicant for July; July hearing date is set for 7.19.2022 with site visit at 5:30, 6pm for hearing.

Karen Astly, Putney Town Manager joins the meeting via zoom. Putney is requesting an appeal to the decision of Permit #LD401, a subdivision decision. There were concerns about the use of the 1.9 acres and the ROW. Roger clarified that at this point it is strictly a subdivision of land. Conditional use stays with the property. Should the owners of the property want to change the use they must apply for Conditional Use. Putney tables Letter of Appeal.

6:20 DRB Chair Alan McBean opened the public meeting, read the warning and swore in participants.

Floor opened with Application #3688, Brit Quell, for Variance; Registered Childcare Facility and Site Plan Review, under Sections 256-257, 720-726 of the Dummerston Zoning Bylaw, at parcel #464, 204 Kelly Road, Dummerston , Vt, a Conservation District

Present at Site Visit: Brit Quell (applicant), Roger Jasaitis, Alan McBean, Cami Elliott, Chad Farnum, Andrew Halled

Alan Mcbean asks Brit to explain reasons for her application.

Applicant Brit Quell explains that she is currently running a Registered Licensed Family Childcare Home program and would like to upgrade to a Registered Licensed Family Childcare Facility. With her current program she can care for 8 children unless public school is on vacation in which case she can care for 10 children. With the upgrade she can care for 12 children full time. Two of her children are enrolled in the program. With the upgrade, she will also hire a teacher to work with her to be in compliance with the state ratio regulations. She is aware of the state regulations and stated that she is in compliance. The state is responsible for checking for compliance, not the town.

Chad Farnum clarified that she is currently licensed for 10 children

Andrew Hallad : Parent of twin boys in the program, stated that his boys have behavior issues and Brit and her program had had a positive effect on the boys.

Brit stated that the program spends most of the day outside but has a yurt for a classroom and has use of her basement apartment for water and bathroom. There is another yurt that is used by her landlord for meditation.

The upstairs of the house is used as an Air B&B.

There are six parking spaces, drop off is staggered.

Hours are 8:30 am to 4:00 pm., seven days a week. Brit will take children in an emergency and will report to the state the infraction.

She will be closed for 8 weeks this summer.

A new septic system will be put in this summer. The new system more than meets the requirements by the state.

Anyone who spends more than 5 hours with the children must be fingerprinted.

A letter from neighbor, Kathy Rybick, raised concerns about the children being on her property, dogs on her property, installation of fencing, children in eyesight of teacher, and guests at the Air B&B interacting with the children. She stated that she is not opposed to the Childcare but wanted to raise these concerns .

Brit acknowledged there was a misunderstanding about the use of the property and stated that they will stay on Brit's property only, there will be no fence installed (state does not require it), children must be in eyesight of adults at all times and there is no interaction between renters and children.

If Brit is to upgrade to a Licensed Childcare Facility she will be out of Compliance with Section 204 as she is in a Conservation District, the only district that does not allow childcare facilities.

Application # LD400; Charlotte Neer and Glenn Annis, for Waiver; Variable Lot Size and Site Plan Review, under Sections 256-257, 720-726 of the Dummerston Zoning Bylaw, at parcel #207.1, 678 Hague Road, Dummerston, Vt., a Conservation District.

Present at Site Visit: Roger Jasaitis, Alan McBean, Natalie Pelham-Starkey, Cami Elliott, Chad Farnum, Glen Annis

Alan McBean asked Charlotte Neer Annis to explain reasons for the application

Char Neer Annis stated that they bought the property to protect their existing property.

They would like to subdivide two acres with the existing single family home. This is compatible with the neighborhood and would make the house and land affordable.

There will be no undue effect, they are not adding anything. The land will be surveyed by Brian Lackey. A replacement septic site needs to be located and that will determine

the boundaries. The hope is to make it a reasonably square lot. They will meet the District dimensional requirements otherwise.

There were no questions, just clarification that the subdivision will include the single family home.

Hearing ended at 7:00

Respectfully submitted,

Cami Elliott

7.23.2022