

Dummerston Review Board  
Minutes- provisional  
November 15, 2022

The hearing was preceded by site visits on Saturday, November 12, 2022.

- A. Application #3670, 50 Old Sawmill Rd - in attendance: Peter Thurell (applicant), Roger Jasaitis, Cami Elliott, Peter Doubleday, Natalie Pelham-Starkey
- B. Application #3700, 60 Old Coach Rd, - in attendance: Ivorli Oliveira (applicant), Roger Jasaitis, Cami Elliott, Peter Doubleday, Natalie Pelham-Starkey

Attending hearing : In person: Roger Jasaitis, Cami Elliott, Peter Doubleday, Chad Farnam, Todd Blackman Via Zoom : Alan McBean, Natalie Pelham-Starkey, Peter Thurell, Ivorlei Oliveira, Sheri Bolster, Tami Gray

Meeting begins 6:00

October minutes are reviewed, changes noted, minutes as amended are approved.

Alan McBean moves to accept minutes as amended, Cami Elliott seconds. Minutes are approved.

Cami Moves to accept Chad as chair for the meeting, Peter seconds. Chad assumes the role of chair.

Public hearing opens at 6:06 pm

Warning is read aloud.

Attendees are sworn in. Chair asks if there are any questions. There are no questions.

Review of DRB Decision: application #3670, Condition #9 Landscaping Requirements for Conditional Use, By Peter Thurrell, under Sections 720-727 of the Dummerston Zoning Bylaw, at parcel #389, 50 Old Sawmill Dr., Dummerston, Vt, a Rural Commercial District

Peter Thurrell requests clarification on the conditions set forth in the Decision and Conditions section 9 of approved decision for application # 3670 ( see below)

*“9. The DRB noted that the development activity on this parcel has, over time, migrated to the front of the parcel within view of Route 5. Under Section 635 Landscaping Requirements, “Commercial and industrial uses shall provide for a strip of land at least fifteen (15) feet in width which shall be maintained as a landscaped area in the front...”. To meet the requirements of this Section of the Bylaw, the applicant must plant a vegetative screen consisting of evergreen trees or bushes with a minimum height at planting of 6' and to reach a minimum of 16' at maturity. Trees or bushes should be planted in such a way as to create a solid barrier. Spacing at the time of the planting shall be done so that plantings will create the solid barrier within 2 years. “*

Thurell contests the impact/ line of sight issue for the activity at the front of the property and comments that the suggestion of trees as a barrier won't work because they will not survive and

will not block the line of sight into the property. There are currently three yellow containers near the front of the property. Additional containers will be in back of property.

Peter: noted that the 40 ft wide driveway already created a wide open view.

Alan: noted that the driveway does not need to be 40 ft, minimizing the driveway could be done with a fence

Peter: asked if a fence would need to be 15 ft high.

Chad: noted we could approve a fence at 8 ft.

Peter: commented I still do not see the point of a fence except to force a citizen to pay extra money.

Roger; Showed photos he had taken at the site visit, exhibits A, B, C (are part of public record).

Chad: noted there appears to be a hemlock in the group of trees, can you plant more.

Peter: I could plant a few hemlocks.

Chad: Is there anything else?

Peter: You have heard my concerns.

Chad: Thank ou.

Application #3700, Ivorlei Oliveira, for ; Conditional Use; Short Term rental and Site Plan Approval, under Sections 720-726 of the Dummerston Zoning Bylaw, at Parcel #030, 60 Old Coach Rd, Dummerston VT, a Rural Residential District

Ivorlei: explained that when he bought the property he thought he would use it more. Instead he would like to rent it during the spring, summer and fall. He would not allow pets. He is not sure how often he would rent or what days of the week.

Sheri: Wants to make sure the renters are "good people", her yard faces Ivorlei's.

Ivorlei: Air B/B has a background check, renters are reviewed, Amount he charges will help to bring good people.

Tami: Stated concerns that Ivorlei does not have control of number of people or behavior.

Concerned he is already renting. Also concerned about dogs bothering wildlife.

Ivorlei: explained that he is not a "professional renter" and now understands what is required and that is why he is asking for approval.

Roger: explained that many people go through this same process.

Ivorlei : again commented that he is using Air B/B and will not allow pets.

Roger: what about the security cameras

Ivorlei: Explained there are exterior security cameras that will help him to see what is going on

Todd: asked about numbers of renters and if there is a local caretaker

Ivorlei: 3 bedrooms so 6 people max. Yes to local caretaker and cleaner

Tami : wanted to know if cameras were connected to Ivorlei's phone

Ivorlei; yes

Cami: asked about parking

Ivorlei: said there is parking for at least three cars

Chad: asked about exterior lighting

Ivorlei: Motion lights that only shine on his property. Was an issue with Sheri but they resolved it. No other lights will be added.

Cami: rental sign?

Ivorlei: no sign.

Peter: State requirements?

Roger: rental is public housing and must meet all fire codes and laws regarding taxes. He includes the information with the permit.

Todd: have any permits been denied?

Roger: explained that at other times there have been concerns by neighbors at this point in the process and there have been zero complaints , there are properties with owners on location, out of town all kinds of situations and no complaints.

No more comments.

Meeting ended at 7:45 pm

Respectfully submitted,

Cami Elliott

11.17.2022