

Draft

Dummerston DRB meeting minutes

April 18, 2023

The DRB met on April 18, 2023, at 6:00pm to review Application #3711 by Matthew Campbell and Amy Pickering for a Conditional Use & Sight Plan review for Short Term Rental, at parcel #035, 145 Falls Brook Rd. Dummerston, VT.

Also reviewed was Application #3712 by Lindsay Richard for Conditional Use and Site plan review for Retail Sales at parcel #395, US Route 5, Dummerston, VT.

The public meeting was preceded by site visits. At 5:00pm a site visit was held at parcel #035 on Falls Brook Rd. Present from the community were neighbors Tammy Grey, Sherri Bolster and Roger Jasaitis, Zoning Administrator. Present from the DRB was Alan McBean, Cami Eliot and Peter Doubleday.

At 5:30 a site visit was held at parcel #395 on US Route 5. Present from the community were Lindsay Richards, Amy Wall and Roger Jasaitis, Zoning Administrator. Present from the DRB were Alan McBean, Cami Eliot and Peter Doubleday.

At the public meeting those present from the community were Tammy Grey, Sherri Bolster, Lindsay Richard, Amy Wall and Rodger Jasaitis, Zoning Administrator. Present from the DRB were Alan McBean, Cami Eliot, Peter Doubleday and Chad Farnum via Zoom.

At 6:00 pm Alan McBean opened the meeting by introducing the board and discussed the procedures of the meeting with all those in attendance. The March meeting minutes were submitted for approval and were approved unanimously. A May meeting date was discussed.

At 6:05 pm, Alan McBean opened the public meeting by reading the warning and administering the oath to all those in attendance who wished to give testimony.

Discussion of Application #3712 was opened.

Lindsay Richard explained that she wanted to open a self-service farm stand for flower sales. It would require a 4'x8' open-faced shed. She currently has 13 CSA

customers signed up and hopes for non-CSA customers as well. The stand would be open seven days a week from 8:00 AM until dusk. CSA pick up would be 4-8 PM on Sundays. No additional lighting would be added. Ample parking is available. The structure is mostly hidden from Route 5 by an earthen berm. Ms. Richard talked about needing signage and was informed that she would need a separate Zoning Permit for signage.

There were no questions from community members concerning this application.

Chad Farnum asked if all abutters had been notified and it was discovered that one neighbor had not. Roger Jasaitis said he would correct this oversight.

Discussion of Application #3711 was opened.

The applicant, Matthew Campbell, was not present for the hearing.

Tammy Grey and Sherri Bolster, neighbors on Falls Brook Road, spoke of the increase of traffic and the speed at which vehicles travelled on Falls Brook Road. They were concerned about safety for their children and pets and thought that the proposed Short-Term Rental would add to this issue.

Alan McBean and Roger Jasaitis suggested to Ms. Grey and Ms. Bolster approach the Select Board about putting a Dead-End Road sign at the start of Falls Brook Road which could possibly reduce the number of vehicles which travel there.

Another concern raised was the amount of lighting that was already in use at the property. Photographs were presented as evidence showing the extent of the light which Ms. Grey and Ms. Bolster said were on 24 hours a day.

At 6:25 Alan McBean thanks the community members for their input and closed the public portion of the meeting.

Respectfully submitted,

J. Peter Doubleday

