

5/21/2024 DRB Meeting Draft Notes

Public Comment & Administrative items

Application #3762 Natalie Blake, for Waiver of Parking Size Requirements under Sections 256, 620 & 724 at 182 West St. Dummerston, a Settlement Area District. The hearing was preceded by a site visit on location. Attending from the DRB were Cami Elliott, Chad Farnum, Alan McBean, Peter Doubleday. Others: Roger Jasaitis ZA. Eric Davis, Cathrine O' Callahan, Gurdharm Khalsa, Carrie Towle, Natalie Blake, Alex Wilson.

Application #3763 Jesse & Paula Bristol, for Conditional Use, Sign and Accessory Structure Under Sections 235, 665, 720, 724, at 1751 West River Rd. (Rt. 30) Dummerston, a Rural Commercial District. The hearing was preceded by a site visit on location. Attending from the DRB were Cami Elliott, Chad Farnum, Alan McBean, Peter Doubleday. Others: Roger Jasaitis, ZA, Jesse & Paula Bristol.

Administrative Items

Election of Board Officers

All Board Officers were voted to remain the same, Alan McBean Board Chairman, Chad Farnum Vice Chairman.

The next Public Hearing will be on June 18th.

At 6:05 PM Alan McBean opened the Public meeting with the reading of the Warning and administering the oath for all those giving testimony concerning the applications. All present affirmed.

Application #3763

Present for this review Jesse & Paula Bristol

Jesse Bristol explained the details of his application. A permit to 1) operated a business selling commercial wood splitters in addition to his existing auto repair business 2) installation of an additional sign by the West River Rd. 3) have a 8x8x20 storage container onsite.

Alan clarified that the sign would not be an additional sign but an increase in the size of the existing one. Jesse agreed. Size of new sign was discussed.

Jesse explained that the wood splitter business is low impact, primarily customers picking up splitters they have ordered.

Chad asked about the set back of the container from the property line. Jessy replied "43'. ZA said that this was in compliance with zoning regulations.

Alan asked about lighting. Jesse replied that a dusk to dawn light would be in the storage area. Jesse said he had discussed the light with neighbors who had no objections.

Alan asked about additional fencing. Jesse said he had no plans for additional fencing.

Jesse said that one of the storage containers belonging to his son and would be moved in a couple of months. Only one container would remain there permanently.

Application #3762 6:15

Present for this review: Natalie Blake (applicant), Cathrine O'Callahan, Carrie Towle, Bryan Wittler, Paul Chapman, Eric Davis, Kelly Wickler (via Zoom)

Natalie Blake explained that she is seeking to 1) change the parking space size from 9x22 to 9x18. 2) review of a previous application, which limited the number of parking spaces to four. She felt this limit was made in error and she is seeking additional spaces.

Alan asked Natalie if she was planning on talking to the Select Broad about ROW issues? Natalie said she was planning on that but wanted to do the DRB part first.

Alan was not clear as to what the DRB's purview was concerning ROW issues in this case.

Chad, asking for clarity from Roger, said the site map shows one parking space up by the street and three space in the back? Roger said that was what was on the original site plan. Chad asked Natalie if she was seeking an assurance of four spaces. She replied that she was seeking at least four spaces. She thought the

language of the permit meant that each apartment should have a minimum of two spaces. Alan agreed that it was a minimum number, not a maximum number. Cathrine clarified that the parking spaces were meant to fit on Natalie's property and wondered if that was actually possible given the space restrictions.

Roger stated that the DRB has no jurisdiction concerning the town ROW and that the DRB cannot allow parking on a town ROW by its decision. That is up to the Select Board.

Chad, referring to the site map, ask Natalie if she was seeking parking on the left side (toward fire station) of the leach field. she replied, If there's room. Roger stated that zoning allows parking anywhere on a property that isn't restricted. A lengthy discussion ensued concerning hypothetical parking spaces within the limits of the bylaws and the property lines.

Again, the question of jurisdiction of DRB vs. Select Board came up. Roger stated that there are two areas of jurisdiction, the DRB has jurisdiction over private property, and the Select Board has jurisdiction over town roads and ROWs. Discussion focused on Section 631 and its application to parking at the front of the building.

Carrie Towle asked who has jurisdiction over site lines, and wondered how a correct decision is made about parking at the corner of West St./Lyons St. Roger said Section 631 deals with this. Carrie stated that the first permit prohibited parking in the front. Alan said he didn't recall that. A search of the first permit was made showing restrictions on the West St./Lyons St. corner. Alan said the DRB cannot approve parking that extends into the ROW, only the Select Board can do that. More discussion on Section 631 and permissible parking.

Carrie said that there had been violations of the parking permit and asked who was responsible for enforcing parking as permitted. She felt that there was no oversight of this issue despite repeated complaints. Roger said that it was up the Select Board to enforce but that there was, actually no town parking ordinance. More back and forth discussion on the complicated parking issue.

Alan said that the DRB will most likely have Lee (Road Foreman) look at the situation and give feedback.

Eric Davis said that there was confusion as to whether the site line was based on the ROW or the traveled way. Alan sighted Section 631 and acknowledged ambiguity in the language. Chad concurred. Roger said that the Bylaws state that measurements are to be made from the center of the road.

More discussion on the ROW/property line issue.

Alex Wilson suggested that the Planning Commission and the Select Board needed to get together and clarify these issues. Alan concurred.

Ongoing discussion on the problem of parking in the Village.

Chad thanked everyone for the civility of their discussion.

Public meeting ended at 6:59