

Dummerston Development Review Board

Provisional Minutes; November 19, 2024

Event name	Dummerston Development Review Board November Public Hearing
Time	Nov 19, 2024, 05:41 PM - 06:35 PM (EST)
Participants	Alan McBean (DRB), Peter Doubleday (DRB), Chad Farnum (DRB, applicant), Patty Walior (DRB), Cami Elliott (DRB), Roger Jasaits (ZA), Helen Hawes (applicant)

Quick recap

The DRB planned for the next month's agenda, including a site visit and a hearing, and reviewed applications for a commercial accessory structure and a conditional use for a short-term rental.

Next steps

- Roger to send information about the December site visit location to the board members.
- Roger to notify the board when there is an update on the Ellie's Pet Care legal situation.

Meeting Minutes

Alan began the meeting discussing the minutes from 7/16/2024. With corrections to the spelling of a colleague's name, minutes were approved. Minutes 8/21/2024 were approved. The DRB also discussed the use of AI for meeting minutes, with some expressing concerns about its accuracy.

Planning Site Visit and Meeting

Roger notified the DRB there is an applicant for December. The site visit was scheduled for the 14th of the month at 10:00 am, and the meeting for the 17th.

Application #3788 by Portwenn Holdings, LLC (Farnum Insulators) For Site Plan Review for a Commercial Accessory Structure, under Section 724 of the Dummerston Zoning Bylaw, at parcel #334, 29 Brickyard Lane, Dummerston, VT, a Commercial/Industrial District.

Chad Farnum, applicant, explained the pole barn structure, which is used for foam storage, is 18 feet wide, 10 feet deep, and 9 feet tall on the front and 7 feet tall on the back. He also clarified that there would be no lighting or signage on the structure, and it would not affect parking. The structure meets all of the setbacks.

Application #3789 by Helen Hawes, for Conditional Use and Site Plan for Review for Short Term Rental, under Sections 720-726 of the Dummerston Zoning Bylaw, at Parcel #589.1, 183 Bear Hill Road, Dummerston, VT., a Rural District.

Helen Hawes (applicant) discussed her new waste water permit, approved by the state, that allows for composting bins aged a couple of years and then using an open air forest environment. She clarified that the outhouse is part of a composting toilet system. The shared kitchen has indoor plumbing. She clarified that the cabins are not used by multiple people simultaneously, with a maximum of 2-3 people at any given time. The renters have access to a shared kitchen and indoor toilet room. She also mentioned that the cabins are not credited with any water or wastewater usage in the design flow. The conversation also touched on the need for permits for Airbnb usage on the property, which Town confirmed was in compliance with wastewater regulations. Helen said there would be no additional signage or lights. She clarified that there is parking for at least seven cars, more than enough. She commented on the recent damage to a ceramic sign and an American chestnut tree caused by a town plow. She also mentioned the possibility of short-term rentals in the winter, but noted that heating the studio building would be a significant expense. The conversation ended with Helen and DRB expressing gratitude for all of the persistence and patience with this application.

Meeting ended at 6:32 PM

Respectfully submitted by Cami Elliott 11/21/2024