



# Town of Dummerston

1523 Middle Road, East Dummerston, Vermont 05346

Dummerston Development Review Board

January Public Hearing Minutes

Jan 21, 2025

## Meeting Information

<b>Event name</b>	Dummerston Development Review Board January Public Hearing
<b>Time</b>	Jan 21, 2025, 6:00 PM
<b>Participants</b>	Site Visits 1-18-25: Upper Pass Beer Co.- Chris Perry, Francis and Susan Sopper, Skip and Kim Fletcher, Gail Gullotti, Brandan McFadden Zaleska: Andree Zaleska DRB Members in attendance for both: Alan McBean, Chad Farnum, Cami Elliott, Peter Doubleday, Patty Walior and ZA Roger Jasaitis. Meeting Participants: Above DRB members and Roger Jasaitis Other interested parties: Andree Zaleska, Kim and Skip Fletcher, Francis and Susan Sopper, Kelsey Allen, Sean Condon, Bianca Miraglia

Meeting called to order at 6:02 by Chair Alan McBean. December Minutes were approved with ammendment suggested by Roger. Roger stated that there is nothing on the docket for February at this time.

Public portion of hearing began at 6:10. Alan read warnings and swore in all interested parties.

Hearing #3795 -

Andree Zaleska is applying for a variance to allow outdoor recreational programming on her property under Section 728 of the Dummerston zoning bylaw. The board conducted a site visit prior to the hearing. A neighbor submitted a letter in opposition, which Andre was made aware of but did not comment on during the meeting. The program plans to have a maximum of 10 students with a maximum of 12 vehicle trips per day, 6 in the morning and another 6 in the afternoon. Drop offs and pickups are staggered. They do encourage carpooling and they have families with multiple children which cuts the traffic. The property has some existing natural play structures which have been constructed from felled trees, but no major modifications are planned. The program does not require a state license as it falls under recreational programming. It will operate during daylight hours from 9am to 3pm, three days a week. They mainly stay on the property with occasional walks to neighboring properties with permission. The only sign is a small wooden plaque with 2 salamanders on it. They use only 1 of the yurts for the program. The owner aims to keep the program small and minimally disruptive.

This hearing closed at 6:20.

Hearing #3796 opened at 6:21

Upper Pass Beer Co. Is applying for a Conditional Use for a Brewery and Taproom under section 720 of the Dummerston zoning bylaw. Bianca Miraglia discussed the plans for the property, emphasizing the intention to operate during normal hours and avoid late-night activities. She mentioned the brewery's intention to beautify the outdoor space, mostly



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through landscaping, and the construction of a concrete pad for easier forklift movement. There would be minimal noise from forklifts as they primarily would be using them inside. Bianca also clarified that they would not have heavy truck traffic, they would be purchasing in bulk and relying on their Vermont distributor for deliveries. Her best estimate would be 1 to 2 tractor trailer deliveries per month. They would be getting smaller deliveries/pickups via UPS periodically during the week. Skip Fletcher, as the closest neighbor expressed his concerns about potential exterior lights from the back of the property that might shine towards his house. Bianca proposed the idea of installing security lights on a motion sensor for when a camera comes on, which Skip Fletcher agreed to as long as they were not shining all the time. Bianca also mentioned the possibility of having a security camera that needs to shine a light to take a photo.

Bianca clarified the operating hours for the tap room and production side, stating that the tap room would likely be open from 11 am to 10 pm seven days a week, with the production side operating from 8 am to 5 pm Monday-Friday. She emphasized their intention to maintain a civilized environment and not to be a late-night establishment. They have great relationships with current neighbors and want the same here. She is happy to give out her contact information to all neighbors should they have any concerns. Bianca also mentioned the possibility of hosting an occasional outdoor event during the day, such as a local breweries festival, but not on a regular basis. The maximum number of attendees for special events was estimated to be around 200 people. They will employ 3-4 production workers, and 3-5 people for the tap room. There are 3 owners and 1 sales rep.

In the meeting, DRB and Bianca discussed the parking lot size and the possibility of adding a sign on the property. She will measure parking lot area and get information to Roger ASAP. Bianca clarified that they do not plan to increase the current paved area unless required by law. They also discussed the idea of hanging a low kilowatt branded logo light in a window facing the road, which does not need a permit. DRB mentioned that a sign near the road would need to adhere to the bylaws and would require a separate application if it's not part of the current application. She did mention the possibility of having a food truck on site until their kitchen is up and running. Bianca expressed their commitment to remaining compliant with the bylaws.

Hearing closed for deliberations at 6:50.

Respectfully submitted,

Patty Walior