

Dummerston Development Review Board Meeting

January 19, 2016

Attending: ZA Charlotte Annis; DRB Members: Alan McBean, Sam Griffis, Patty Walior, Cami Elliott, Beverly Kenney

Also Present: David Hodges, Natalie Pelham

Meeting called to order at 7:00 - Alan McBean Chair

Minutes from Dec. 8, 2015 Meeting accepted. Charlotte reported that at this time there is a meeting scheduled for February. She will schedule for Feb. 23rd with a site visit at 5:15 and meeting at 6:30. A motion to ratify writing and submission of letter to Selectboard was approved. It was decided that we will have a Leap Year Pot Luck party on March 4th. Patty will get the word out.

Preceding this hearing a site visit was completed to the home of David Hodges at 615 Beaver Pond Road.

Hearing called to order at 7:15 PM by Chair in the Dummerston Town Office. This is a Conditional Use Approval for turning this property into a 3 season B & B.

Alan read warning and interested parties were sworn in. Natalie Pelham explained their plan for turning this cooperative living home into a seasonal B & B. The home was designed and built for an occupancy of 12 people. They would like to rent 4 of the bedrooms. They are projecting an occupancy rate of 25 - 40%, understanding that it will take some time to become well known. There is more than adequate parking on site. They will not allow pets. There are hiking trails and a brook that run through the property that guests would be allowed to use. The septic was designed for an occupancy of 12 people so they are all set. There are two homes past their driveway on Beaver Pond Road (which circles around to Stickney Brook). This is a class 4 road that they maintain. Any equipment for all types of weather they have. Natalie and David stated that they will have a sign at the bottom of the driveway and it will conform to town regulations. They are interested in solar at some point but to date nothing has been done. They are in the Forestry Management Program. They are taking care of all state licenses and permits.

Hearing closed at 7:30 for deliberations.

Respectfully Submitted,

Patty Walior, DRB Member