

Dummerston Development Review Board Meeting

January 31, 2017 – Dummerston Town Office

Attending: Alan McBean, Cami Elliott, Sam Griffis, Beverly Kenney, Marty Forrett, Chad Farnum, and Patty Walior.

Other Parties in attendance: Skip and Kim Fletcher, Chris Gagne, Casey Donovan, Corey Fernald, Willis Fogg

Meeting called to order at 7:00 by Chair Alan McBean.

*Minutes approved from August meeting

*Our next meeting will be Tues. Feb. 28th. There is an application in.

*Chad brought up the fact that he has in fact moved from Dummerston but still has properties in town. He would like to continue to serve on the board and we would like to have him continue. As he is still a property owner it is acceptable.

Public Hearing for permit #3455, Hermit Thrush Brewery and permit # 3456 Jet Gas opened at 7:02. This Hearing was continued from meeting on Jan. 24th due to bad weather. Alan read Public Hearing notice and administered oath to all parties.

Hermit Thrush hearing was first. Chris Gagne reported that he was applying for a conditional use permit. Hermit Thrush Brewery will be leasing the building located on Putney Rd. from Pepsi and will be using the building as a shipping and manufacturing plant for their beer. He stated that there will be 3-4 employees on site. There will probably be 1 day per week for shipping and 1-2 days for receiving. This will be a contained process, no loud noise, no ventilation is needed, and they will use water through Brattleboro Public Works. There will be no outside lighting. They would like to replace the tower section of building with barn board and also

replace Pepsi logo with their own. There is more than sufficient parking for the number of employees and traffic will be significantly less than when Pepsi was using that building. There is an active Fire and Security alarm. He submitted is approved Act 250 form into evidence.

Jet Gas Inc. hearing began with Corey Fernald reporting that they are looking to put up a three sided building to keep employees out of the weather when they are working. The building will be 25x20, not the original 20x20 on application. This was not a problem. The setback is 50 feet from property line. There will be no electricity or extra lighting. The base of structure will be gravel. There will be no change in use at the business, no new signage.

Hearing portion of the meeting closed at 7:20 for deliberations.

Respectfully submitted by,

Patty Walior