

## **UPDATED AND APPROVED (12-11-17)**

Dummerston Development Review Board Meeting

September 19, 2017

Attending: Chad Farnum, Dennis Mewes, Cami Elliott, Alan McBean, Patty Walior, ZA Roger Jasaitis.

Interested Parties: Tom Simeon, Tammy and Douglas Morton, Jean Newell, Paul Chapman, Catherine Dianich Gruver, Catherine Gormley and Chet Wendell.

Chair Alan McBean called meeting to order at 7:00.

\*Minutes from 8-15-17 accepted with corrections.

\* No word on new DRB member at this time.

\*Next meeting will be Oct. 17<sup>th</sup> for 2 conditional use permits. November is also booked. We will have Nov. meeting on the 14<sup>th</sup> to avoid Holiday week. Roger also stated that Reneaud Gravel will be up for their 5 year review before end of year.

Public Hearing opened at 7:07 pm. Alan read warning, all interested parties sworn in. There are no conflicts of interest with any board members.

A site visit was conducted prior to hearing for Permit #3475, a waiver to setback requirements. Doug Morton reported that he and his wife Tammy would like to add an old fashioned covered front porch to their home. It will be aesthetically appealing to neighbors. He believes that it won't affect property values, won't change any traffic patterns and there will be no change in public health or safety. There is no waste water involved and he believes that water runoff will not be an issue. Porch will be an extension of existing dwelling. They will be trimming some bushes in front of home. Hearing closed at 7:25.

Prior to second hearing for permit #3470 a site visit was made at the home of Catherine Gruver. She is seeking Conditional Use approval for short term rental to

an existing dwelling. Hearing called to order at 7:45. Oath read and all interested parties were sworn in. Catherine reported that she would like to continue renting rooms at her home through Airbnb. She has been renting now for several years by word of mouth. This space includes 2 bedrooms, living room and bathroom. There is no kitchen at this time, however, she intends to install one at a later date. Roger informed her that at that time she will have to acquire an additional permit for an Accessory Apartment. Adding plumbing requires her to do so. Chad asked about parking. There are 2 spaces in garage and she believes that 4 more cars could park in driveway. (Parking spaces need to be 9 x 22) Home has septic for 3 (maybe 4,) bedrooms, main house only has 1 room being used as bedroom. Another bedroom is an office/guest room at this time. Catherine believes that she can park an additional 2-3 cars on lawn. She will need to get a permit from Lee Chamberlin for a curb cut for guest parking. There is some disagreement on property lines with the Grange. Chet Wendell, VP of Grange believes that some of their parking is in fact on Grange property. Alan showed an aerial map that seems to support Chet's thinking. Catherine hopes to increase the number of rentals and have rentals be longer term (30 days). Point of clarification, 30 days means 30 uninterrupted days to one renter, not a total of 30 days per year. Hearing closed at 8:15 pm.

Respectfully submitted,

Patty Walior, DRB member