

APPROVED with spelling correction 6/19/18

Development Review Board meeting May 15, 2018

Attending: Alan McBean, Sam Griffis, Dennis Mewes, Chad Farnum, Jen Sargent and Roger Jasaitis

Other interested parties: Carter Chamberlin, Nancy Chamberlin, Alex Wilson, Dan Ridlehauser, Lois Reed, Leslie Wilson, Nate Weeks

Meeting called to order at 7:00pm by Chair Alan McBean. Intros were made. Admin Meeting - April meeting minutes approved with changes. Alan will send to Patty with changes for submission. Voting on Chair, Vice Chair and Clerk. Alan voted in as Chair, Sam voted in as Vice Chair, Patty voted in as Clerk. Roger states we have 2 applications for June 19 (right of way and sub divisions) July 17 meeting date set. New Zoning By Laws handed out.

Hearing called to order at 7:05pm by Alan. Warning read and swearing in completed.

Alex Wilson, 39 Leonard Rd App # 3503 . Leslie Wilson, 237 Camp Arden Rd, App# 3501 . Site visits were completed prior to the hearing held at the Town Offices.

Sam mentioned that he may have a conflict as he was the attorney on the house when it was purchased but Leslie said she was fine.

Alex Wilson presented. 39 Leonard Rd, purchased 1981. Lived there 30yrs. Tore down remains of a barn , got a permit for a garage/apartment in 1985, mostly for office space. Home industry permit. Out grew space. Application indicates that it is a business space but is designed to be converted into a mother in law apartment. Moved to Leonard Farm in 2013 and rented out house. Dan and daughter (Lillian) moved into/renting the home from Alex. The hope is that they will buy the house. Dan and Lillian are fixing up apartment for short term rental. Off street parking is adequate. Kitchenette installed. Plumbing in one wall. One bedroom and another small room that could be used. No more than one "family unit" would rent at a time. Do not anticipate significant impact on neighborhood.

Carter Chamberlin spoke for mother Nancy, an abutter. Will admit some ignorance to by laws. Concerned about nature of short term rental. Transient comes up. Worried about absentee landlord.

Could change nature of neighborhood. Many single family homes. Concerned about mother's property value. Looks like significant change to building/structure. Roger read definition of short term rental from new Zoning By Law. Alex - absentee landlord : Dan and Lillian live in the main house and would manage the short term rental. Not sure how many days it would be rented. Leslie Wilson asked if they would advertise AirBNB. Yes, they would be. There is plenty of vetting done by AirBNB. Better than long term rental process. Problems with long term rentals in Dummerston village. If someone who wants to rent on AirBNB have been well vetted and then are evaluated/rated. Interesting system. AirBNB have done a good job eliminating problems across the board. Alex wants to remain good neighbors. Short term rentals can make it possible for young couples to live and maintain residence. Dan agrees with Alex's statement. Income made would rebuild the "piggy bank" that they have spent with repairs and maintenance. They want the buildings to do well and the neighborhood. Chad asked about parking. Park 2 cars in garage, 2-3 spaces outside. Roger says parking requirements have changed slightly. 1 spot per bedroom. Article 6 pg 5. This rental is 1 bedroom with potential for overflow/pull out sofa. One family.

Septic system design from 1993. Alan says they've been grandfathered as of 2007. Suggests that the state should take a look and re-evaluate for size and usage. Suggests to resubmit. DRB does not regulate septic.

Chad asked about additional exterior lighting? No current plans. Perhaps motion activated. No large spotlights.

Leslie Wilson, Camp Arden Rd....short term rental Has been renting on AirBNB for a couple years now. Renting every summer to the music festival. FABULOUS experience!!!! Great ratings. Neighbors are supportive. She will forward message to Roger (facebook message). Leslie is "in and out". She takes care of the gardens and says she's the gardener to check in. Lois Reed concerned about the parking. Leslie acknowledged that this was a problem in the winter. Admits to parking in road. A police officer stopped one day to address the issue. Leslie says 3 cars fit in the parking space adequately. Lois is concerned that because of the narrowness of the road and people parking on the road that it could impede emergency vehicles, there is a blind intersection/corner.. Leslie admits and apologizes for any inconvenience this may have caused and will stress to renters about NOT parking on road.

Chad asked about any plans as far as exterior lights, signage. Dennis asked about rooms. 2 bedrooms. Leslie states she generally only has 3 renters at a time. Septic new, state approved. 2015. Not adding bedrooms.

Alan; another question for the state.....water meets EPA? Suggests that both parties contact state about water tests. Roger....because short term rentals is public space. State Fire Marshall will contact for inspection.

Hearing adjourned at 7:37pm

Respectfully submitted,

Jen Sargent