

Dummerston Development Review Board
Public Hearing
April 15, 2025 Provisional Meeting Minutes

The meeting was proceeded by a site visit at the Landmark Trust property at 477 Kipling Rd (Lot #00702.1) Present were DRB members Alan McBean, Chad Farnum, Peter Doubleday. Others present Roger Jasaitis (ZA), Lyssa Papazian representing the Landmark Trust.

Present for the public meeting were DRB members Alan McBean, Chad Farnum, Peter Doubleday, Patty Walior (via Zoom). Others present, Roger Jasaitis (ZA) and Lyssa Papazian of the Landmark Trust.

6:00 PM, Alan started the meeting with DRB administrative items:

- 1.) January meeting minutes were approved.
- 2.) ZA update on pending applications. Next review 5/20/25.
- 3.) Annual Election of officers, Alan McBean was nominated and approved as Chairman. Chad Farnum was nominated and approved as Vice Chairman.

6:08 PM, Review of Application #3800 by the Landmark Trust for Conditional Use, Apartment for Short Term rental in an existing historic stable building.

Alan started the Public Meeting by reading the warning and administering the Oath, Lyssa Papazian affirming. Ms. Papazian was then given the floor to present the project.

The project is the conversion of the loft area of an existing historic stable, one of the outbuildings on the Naulakha Property at 481 Kipling Rd, into a studio-sized short term vacation rental unit. The project would be a change of use with no change to the building's footprint or exterior appearance. A staircase would be built to access the loft which will be insulated and equipped with a bathroom and kitchen. The new finished space will be approximately 600 sf. The project will include a new well and a new, state approved, septic system (linear biofilter leaching system) to be located NE of the structure. New exterior lighting will be limited to a wall fixture near the entrance door. The project will be accessed by an existing gravel driveway and parking area. The occupancy rate is expected to be about 50%.

Questions were asked and answered about the septic system. Chad and Alan thanked Ms. Papazian for her clear and comprehensive presentation.

6:16PM, The public hearing ended.

Submitted by J. Peter Doubleday 4/18/2025