



Town of Dummerston

1523 Middle Road, East Dummerston, Vermont 05346

Dummerston Development Review Board May 2025 Public Hearing - May 20, 2025: Provisional Minutes

A review of Application #3805 by Elizabeth Collard, for Conditional Use, Short Term Rental under Sections 204,220, 720-728 of the Dummerston Zoning Bylaw, Parcel #048.1A, 33 Warde Drive, Dummerston, VT, a Rural Residential District.

Meeting Information

Event name	Dummerston Development Review Board May 2025 Public Hearing
Time	May 20, 2025, 05:55 PM - 06:26 PM (EDT)
Participants	Site Visit: DRB, Elizabeth Collard, Roger Jasaitis (ZA), Travis Leavy, Gary Harwood. Hearing: DRB, Elizabeth Collard, Roger Jasaitis (ZA), Travis Leavy, Gary Harwood, Thomas Nolan, Chris Patton.

Development Review Board May Meeting

The Development Review Board held its May meeting, with Alan McBain chairing and introducing board members. The board approved the minutes from the April 15th meeting without corrections. Two applications were discussed for the June Public Hearing: one involving a change of use for structures to allow events, and another seeking a waiver for an accessory structure too close to the property line. Site visits and Public Hearing for these applications were scheduled for June 17th, with site visits starting at 5 PM and the Hearing at 6 PM. The board noted that July 15th would be the next meeting date, with August 19th potentially following, though Alan would be absent for the August meeting.

Dummerston Short-Term Rental Hearing

The Dummerston Development Review Board scheduled a public hearing for May 20, 2025, at 6 PM to review Elizabeth Collard's application for additional short-term rental use in a rural residential district. The hearing will be held at the Dummerston Town offices and via Zoom video teleconference, following a site visit at 5:30 PM. The Chair, Alan McBean, disclosed a potential conflict of interest due to a previous septic system installation for Elizabeth Collard, but confirmed it would not affect the ruling.

Elizabeth discussed plans to rent out her home, emphasizing that community is more important than money and setting clear guidelines for tenants. She specified a maximum of 6 people, 3 cars, and no college students or parties, targeting families and couples over 30. She stated that no animals would be permitted. She also mentioned renting out the property for about 5 weeks annually at a 5-10% occupancy rate, and he assured that any issues would be handled promptly.



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Neighbors expressed concerns about noise and disruption from previous tenants, emphasizing the need for respectful and quiet behavior from future occupants. They discussed the possibility of using the property year-round, with Elizabeth indicating a preference for maintaining the current setup without modifications. The conversation also touched on the lack of additional lighting or signage. One neighbor mentioned his intention to potentially use Airbnb for his property.

Notes:

Elizabeth Collard to limit short-term rental occupancy to maximum 6 people and 3 cars.

Elizabeth Collard to ensure quiet hours are maintained for neighbors.

Elizabeth Collard to respond promptly to any neighbor complaints about rental guests.

Elizabeth Collard to comply with state regulations for short-term rentals, including fire safety inspections.

Roger (Zoning Administrator) to share information about state fire safety regulations with Elizabeth Collard if the board approves the application.

Development Review Board to make a decision on the short-term rental application within 45 days.

Development Review Board to write and issue the decision, starting the 30-day appeal period.

Short-Term Rental Permit Process

The meeting discussed the permitting process for short-term rentals in the town of Dummerston. It was clarified that permits are transferable to new owners and subject to board review, with a 30-day appeal period following board approval. The town's zoning bylaw, originally ratified in 1971, governs the permitting process, and short-term rentals were added as a conditional use about 6 years ago. Currently, there are 28-29 short-term rental permits, mostly for Airbnb, with no complaints. Fire safety inspections are required for all rentals, including short-term rentals, to ensure compliance with State regulations.

Development Review Board Decision Timeline

The Development Review Board concludes the public hearing and informs attendees that they have 45 days to write the decision, which usually happens sooner. The board mentions open seats for those interested in joining, highlighting that it's not a demanding commitment with only one meeting per month. After the public leaves, the board will discuss if the project meets the cited sections and make their decision based on the rules.

Respectfully submitted,
Cami Elliott
May 21, 2025