



# Town of Dummerston

1523 Middle Road, East Dummerston, Vermont 05346

## **Dummerston Development Review Board Meeting**

### **June 2025 Public Hearing**

June 17, 2025 05:57 PM Eastern Time (US and Canada)

### **Provisional Minutes**

Present for hearing: For the DRB: Alan McBean - Chair, Chad Farnum, Cami Elliott, Patty Walior, and Jason Doubleday. Zoning Administrator Roger Vincent Jasaitis. Applicants and public: Simon Renault, Jack Markowski, Alex Wilson, and Shawn Stone.

Present for site visits: DRB: Alan McBean, Chad Farnum, Cami Elliott, Patty Walior, and Jason Doubleday. ZA Roger Vincent Jasaitis. Jack Markowski, Alex Wilson, for The Nature Conservancy. Simon Renault and Alex Wilson for The Scott Farm.

**May Minutes approved with 2 changes.**

**July Public hearing set for July 15, 2025, at 6 pm, site visits starting at 5 pm  
2 applications for review.**

**Meeting Opened:** 6:02 pm by Alan McBean.

- Board approved May 2025 minutes
- Zoning Administrator provided an update on pending applications for August 2025 and other items for the board

### **Gravel Pit Operations Complaints**

- Discussion of ongoing issues with burn permit violations and operational concerns
- **Details**
  - Shawn and Melody Stone: Submitted a letter expressing concerns about violations of the DRB ruling regarding their neighbor Maria Glabach's business.
  - Shawn Stone reported continued frustration with operations and multiple businesses using the pit
  - Board members acknowledged limitations in enforcement capabilities due to the grandfather clause allowing the Glabach pit to operate as a pre-existing nonconforming conditional use, and the state-issued burn permit.
  - Alex Wilson: Suggested there may be new technical solutions for smoke management



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- **Conclusion**

- The Board will schedule a one-year review hearing for September 9<sup>th</sup>
- A hearing will be held at an alternative location.
- Law enforcement presence will be requested for the hearing in light of the threats and threatening behavior felt by many at the previous hearing on this matter.
- Site visit to be scheduled before the hearing

**Public Hearing: 6:30**

- Alan McBean opened the public hearing
- Reading of the agenda
- Reading of the oath to all present, all present agreed.

**Nature Conservancy Boardwalk Project**

- Review of application for reconstruction of the wetland boardwalk
- **Details**
  - Jack Markowski: Presented plans for 150-foot boardwalk replacement
  - The project includes a helical pile foundation and cedar decking
  - Received approvals from District Wetlands Ecologist and Act 250 Coordinator
- **Conclusion**
  - The project appears to meet all requirements
  - No signage or lighting will be a part of this project
  - The project is planned to begin in late summer or early fall.
  - Decision to be issued within 45 days

**Scott Farm Horse Barn Change of Use**

- Review of application to convert 1911 horse barn for event space
- **Details**
  - Simon Renault: Presented plans for using the barn as an additional event space
  - No increase in the total number of events beyond the current Act 250 permit
  - Structural analysis completed and fire safety improvements planned
  - No changes to parking or outdoor lighting, or signage are proposed.
- **Conclusion**
  - Agricultural events would not count toward event limits
  - Decision to be issued within 45 days

**Meeting closed at 6:49 pm**