

TOWN OF DUMMERSTON

Development Review Board

Application for Conditional Use; Short Term Rental and Site Plan Review Findings and Decision

Permit Application Number: 3828

Date Received: October 9, 2025

Applicant: Goodell Group LLC

Mailing Address: P.O. Box 24, Westminster Station, VT 05159

Location of Property: Parcel 390, 1656 US Rt. 5, Dummerston, VT

Owner of Record: Goodell Group LLC

Application: Conditional Use; Short Term Rental of Residence and Site Plan Review

Date of Hearing: November 18, 2025

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for a Conditional Use; Short Term Rental of Residence and Site Plan Review under the Town of Dummerston Zoning Bylaw Sections: 204, 210, 720 - 727, at parcel #000390.
2. On October 29, 2025, notice of a public hearing was published in The Commons.
3. On October 28, 2025, notice of a public hearing was posted at the following places:
 - The Dummerston Town Office.
 - The West Dummerston Post Office.
4. On November 4, 2025, notice of a public hearing was posted at the following place: 1656 US Rt. 5 Rd., Dummerston, VT, which is within view of the public-right-of-way most nearly adjacent to the property for which the application was made.
5. On October 28, 2025, a copy of the notice of a public hearing was mailed to the applicant.
6. On October 28, 2025, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
 - a. Bernier, Trevor & Jasmine, 31 Cherry St, Brattleboro, VT 05301
 - b. Black Birch Properties Llc, 144 Black Birch Dr, E Dummerston, VT 05346
 - c. Dunn, Thelma M, 1892 US Rt 5, E Dummerston, VT 05346
 - d. Elliot, Ian, 61 Old Sawmill Dr, E Dummerston, VT 05346
 - e. Hecht, Laura E, Crowley Matthew C, 440 Miller Rd, E Dummerston, VT 05346
 - f. Kessler, Glenn D, 185 Canoe Brook Rd, E Dummerston, VT 05346

- g. Mcnamara, Tamera, 1802 US Rt 5, E Dummerston, VT 05346
 - h. Miller, D Read III, 193 Miller Rd, E Dummerston, VT 05346
 - i. Momaney, Sheri & Gaffney, Patrick, 372 School House Rd, E Dummerston, VT 05346
 - j. Redding, Samuel V & Samantha R, 183 Canoe Brook Rd., E Dummerston, VT 05346
 - k. Seymour, Allan H & Sally W Trustees, 1500 US Rt 5, E Dummerston, VT 05346
 - l. Thurrell, Peter, 50 Old Sawmill Dr, E Dummerston, VT 05346
7. The application was considered by the Development Review Board (DRB) at a public hearing on November 18, 2025.
 8. The Development Review Board reviewed the application under the Town of Dummerston Zoning Bylaw, as amended April 6, 2022.
 9. Present at the hearing were the following:
 - a. Members of the Development Review Board:
Alan McBean (Chair), Chad Farnum (Vice-Chair), Patty Walior, Cami Elliott, Peter Doubleday.
 - b. Others:
Zoning Administrator: Roger Vincent Jasaitis. Applicant: Shawn Goodell, Jason Goodell, Jill Garland (Via Zoom).
 10. A site visit was conducted on November 15, 2025.
 11. Present at the site visit were the following:
 - a. Members of the Development Review Board:
Alan McBean, Cami Elliott, Peter Doubleday.
 - b. Others:
Zoning Administrator: Roger Vincent Jasaitis. Applicant: Applicant: Shawn Goodell, Jill Garland, Chris Olsen.
 12. During the course of the hearing the following exhibits were submitted to the DRB:
 - a. Application for Zoning Permit, number: 3828.
 - b. Application to the Development Review Board for a Conditional Use; Accessory Dwelling Unit and Site Plan Review number: 3828.

FINDINGS OF FACT

Based on the application, testimony, exhibits, and other evidence the DRB makes the following findings:

1. The applicant seeks a Conditional Use permit for Conditional Use: Short Term Rental of Residence, under Sections 204, 210, 720 -727 of the Dummerston Zoning Bylaw, at parcel #000390, 1656 US Rt. 5., Dummerston, VT. The subject property is a 352.38 acre parcel located at 1656 VT Route 5, in the Town of Dummerston (tax map parcel no. 000390). The

property is more fully described in a Deed recorded at Book 125, Page 119-21, in the Town of Dummerston Land Records.

2. The property is located in the Productive Lands District as described on the Town of Dummerston Zoning Map on record at the Town of Dummerston municipal office and Section 210 of the Zoning Bylaw.
3. Applicant: Shawn Goodell, the applicant described the property as a large farmhouse intended for short-term rental, such as Airbnb or VRBO, with no plans for additional signage, lighting, or recreational use of the farmland. The applicant assured the board that the rental would be limited to 10 guests and would not involve activities like hunting or ATV use.
4. There is plenty of parking for the renters.
5. The State Fire Marshall was there to inspect. We were approved for 10 guests and under. If you go over that, they basically said I needed a much more elaborate sprinkler system. So, as far as they're concerned and I'm concerned, it's going to be rented for less (people) than that. We expect to rent it year round.
6. There's a sign already. I guess that does bring up a question for me, though. In the future, like, what does it take to put a sign? I don't really want a sign. I'm using the signs, but does it take just another permit or another hearing, that kind of stuff? The ZA responded; yes, it's typically a conditional use permit for a sign for a business.
7. The applicant stated; I don't plan on adding lights, there are lights there.
8. Tammy McNamara: We live in the house, just north of Sweet Tree Farm. And we've enjoyed a very neighborly relationship with the folks at that farm for about 20 years and love the place. It's gorgeous. We're really happy to see it in farm use. Is the rental an Airbnb or are you renting it out with use of the farmland?
9. Shawn Goodell: No, it's just the house.
10. Tammy McNamara: Are people going to be coming in with their snowmobiles and their ATVs and renting it as a recreational facility?
11. Shawn Goodell: No. I'm not letting people ride snowmobiles and dirt bikes out in the fields. We want to be good neighbors. The one thing I was kind of hoping to maybe do was maybe have some cross-country skiing, maybe groom a cross-country ski trail around the field. We're just trying to keep the place beautiful.
12. Alan McBean (DRB) Just out of curiosity, does the land trust have any say or care?
13. Shawn Goodell: When you're in the land trust, they have a lot of say, your income has to be a certain level. They will have visits. I think we have a yearly visit, and it's going to check the streams, make sure we're not doing anything wrong with the streams. There's a lot of other things to it, too. They do keep an eye on it. But in terms of the use of the building, they don't care if you're living there or you rent it. So the buildings actually are exempt from the Land Trust.

DECISION AND CONDITIONS

The Development Review Board (DRB) finds that this application meets the requirements of the Town Plan and the Zoning Bylaw and Approves the application with conditions.

1. The DRB approves the Conditional Use for Short Term Rental of the Residence with conditions.

The proposed development meets the requirements of *Sections 721 of the Zoning Bylaw General Standards*:

1. The capacity of existing or planned community facilities;
 - a. The application meets this requirement.
2. The character of the area affected;
 - a. The application meets this requirement.
3. Traffic on roads and highways in the vicinity;
 - a. The application meets this requirement.
4. By-laws then in effect;
 - a. The application meets this requirement.
5. Utilization of renewable energy sources;
 - a. The application meets this requirement.

As conditioned, the proposed development meets the requirements of *Sections 722 of the Zoning Bylaw Specific Standards*:

1. *Section 210 Productive Lands*

- a. The proposed project will conform to the purpose of the zoning district (as stated in Sections 205-240 of these Bylaws) in which the land development is located. Specifically, to preserve extensive woodlands and undeveloped fields, while accommodating low residential development that avoids the need for new roads. Clustering of detached dwelling units is encouraged as a means for leaving land undeveloped and protecting natural resources and allowing for low intensity recreation. This is a low impact rental of an historic structure.

2. *Section 660 Performance Standards*

- a. The proposed development meets the requirements with the following conditions:
 - i. Glare, lights, reflections: No proposed development or use shall create, cause, or result in glare, lights, or reflections which constitute a nuisance to

other property owners or tenants or which are detrimental to the public safety, health or welfare. All exterior lighting must be shielded to prevent glare to adjoining properties.

As conditioned, the proposed development meets the requirements of *Sections 726 of the Zoning Bylaw Site Plan Review Procedure*:

1. Compatibility with adjacent land uses.
 - a. The proposed development meets the requirements.
2. Maximum safety of vehicular circulation between the site and the street network.
 - a. The proposed development meets the requirements.
3. Adequacy of circulation, parking and loading facilities with particular attention to safety.
 - a. The proposed development meets the requirements.
4. Adequacy of landscaping, screening and setbacks in regard to achieving maximum compatibility and protection of adjacent property.
 - a. The proposed development meets the requirements.
5. Lighting, noise, odors, protection of renewable energy resources.
 - a. The proposed development meets the requirements with the condition of *Section 722 Specific Standards*:
 - i. *Section 660 of the Zoning Bylaw Performance Standards*:
 - ii. **#2., a., i.**(see above) Shielding of lighting.
6. Furtherance of the provisions of the Dummerston Town Plan.
 - a. The proposed development conforms to the Town Plan by helping to preserve historic structures and farmland.
7. It is the Applicant's responsibility to be in compliance with any and all Town or State required or issued permits at all times or this approval is null and void.
8. The provisions and conditions of any previously approved Zoning permits remain in effect on this parcel.
9. This Conditional Use permit will be reviewed by the Zoning Administrator in 5 years (November 2030) per Section 727.
 - a. *Section 727 Conditional Use /Site Plan Permit Review: Conditional Use and Site Plan permits shall be reviewed every five (5) years by the Administrative Officer for compliance to the conditions granted in the permit.*
10. Expiration: All activities authorized by this approval shall be commenced within two years of the date of issue, or the zoning permit shall become null and void and re-application to implement any activities shall be required. One year extensions of this deadline may be granted by the Administrative Officer prior to expiration. Requests for extensions must be made in writing to the Administrative Officer.

The following members of the Dummerston Development Review Board participated and concurred in this decision: Alan McBean, Patty Walior, Peter Doubleday, Chad Farnum, Cami Elliott.

Dated at Dummerston, Vermont, this 4th day of December, 2025.



Signed for the Dummerston Development Review Board

ALAN J. McBEAN

Printed Name

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.