

Dummerston Development Review Board November 2025

Public Hearing - November 18, 2025: Provisional Minutes

A review of Application #3828 by Goodell Group LLC, for Conditional Use, Short Term Rental in Residence, under Sections 204, 210, 720-728 of the Dummerston Zoning Bylaw, Parcel #390, 1656 US RT 5, Dummerston, VT, a Rural Residential District.

A Review of: agreement letter dated August 8, 2024 (re:Decision 3768), Maria Glabach, under Section 727 of the Dummerston Zoning Bylaw, Parcel 810, 32 Norse Hollow Rd, Dummerston, Vt., a Productive Lands District

Meeting Information

Application #3828 Review of Agreement Letter	Goodell Group LLC Maria Glabach
Site Visit	A site visit was conducted on November 15, 2025. 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: Shawn Goodell, Jill Garland, Chris Olsen No Site visit for Glabach Letter
Hearing	Present at the hearing for Application #3828 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) Present at the hearing for Agreement Letter a. Members of the Development Review Board: Alan McBean (Chair), Chad Farnum (Vice-Chair), Patty Walior, Cami Elliott, Peter Doubleday.

	<p>2. Others:</p> <p>Zoning Administrator: Roger Vincent Jasaitis, Melody Stone, Shawn Stone Haley Frechette, Todd Davidson, Christine Goepf Chandra Bossard, Claudia Teachman-Brochel, Ali Wilder, Zeke Goodband, Dena Marger, Ed Anthes, Mary Ellen Copeland, Allen Pike, Leon Dunbar, Paul Adler, Kim Fletcher, Skip Fletcher, Laurie Frechette, Tammy McNamara, Thomas Simeon, Barb Simeon</p>

Development Review Board Meeting

The meeting began with administrative tasks, including approving the October 21 minutes and discussing applications for the December 16 meeting, which include a fence and a right-of-way. Site visits for these applications were tentatively scheduled for December 13.

The public hearing addressed two main topics:

1. Application 3828 by the Goodell Group:

This application sought conditional use approval for a short-term rental property at 1656 US Route 5, Dummerston, Vermont. 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. Neighbors raised concerns about potential impacts, including noise, traffic, and the type of renters the property might attract. The applicant assured the board that the rental would be limited to 10 guests and would not involve activities like hunting or ATV use.

2. Review of Agreement Letter for DRB Decision 3768 (Maria Glabach): This discussion focused on the operation of a commercial burn pit and gravel pit on residentially zoned land. Concerns were raised by neighbors about noise, air pollution, and potential well contamination. The neighbors argued that the operation had expanded beyond its original scope and violated DRB rulings and state permits. They also expressed frustration with the lack of enforcement of state and town regulations. Supporters of the business argued that it was a pre-existing operation and that the restrictions imposed by the DRB were unfair. The board discussed the state-issued burn permit, which requires prior notification and adherence to specific conditions, and noted that the permit's terms may not have been followed. The hearing was adjourned and continued to December 16, 2025, for further discussion.

The meeting concluded with public comments, including concerns about the health and environmental impacts of the burn pit and the need for stricter enforcement of

regulations. The board emphasized its commitment to enforcing town bylaws and ensuring compliance with state permits.

A complete audio recording of the meeting as well as an audio transcript may be requested by contacting the Dummerston Zoning Administrator

Respectfully submitted,
Cami Elliott
November 25, 2025