

## Official Minutes Adopted 4.29.08

Date 4.15.08

Minutes of the DRB Meeting

Members Present: Lew Sorenson, Cindy Wilcox, Pat Jaquith, Herb Rest, Regina Rockefeller; alternates John Warren and Rick Sullivan.

Also present Sandra Ellison; Matthew Blau, Charlotte Neer (Annis), Glen Annis, Chase Barnett, Peter Barnett, Gina Faro, Don Jenks, Sherie Lewis, Joshua Park, John Carter.

Site inspections: 6:15 p.m. property of Peter Barnett on Old Clay Pit Road  
6:40 p.m. property of Sandra Ellison at 55 East-West Road

Meeting called to order at 7:05 p.m. by Lew Sorenson, Chair. The oath was issued to those who might testify on the Ellison hearing.

Hearing of variance application #3125 of Sandra Ellison requesting a deviation from the Zoning Bylaw's required building side yard setback requirements to allow the construction of a replacement garage, porch and workshop 32' X 36' in size on a nonconforming residential parcel located at 55 East-West Road, Dummerston, in a Rural Residential District. According to Ms. Ellison, the house was constructed in 3 stages between 1950's through 70's; the garage was constructed in the 1960's. Sandra Ellison described the plan for construction and gave testimony as to the reason this is the only site feasible for construction. Ms. Ellison addressed the 5 conditions enumerated in Section 728, Variances, of the Zoning Regulations. The public hearing was closed at 7:26 p.m. The written decision will issue and control.

Hearing of variance application #3126 of Peter M. Barnett requesting a deviation from the Zoning Bylaw's required building setback from the roadway allowing the placement of a mobile home 20' from the roadway centerline on property located on Old Clay Pit Road, Dummerston, in a Rural Residential District.

The oath was administered to those who might participate in the hearing.

Peter Barnett gave testimony about the proposed construction. He has no intention to build himself, but rather to have a permit in hand to entice a prospective buyer. He testified that the potential buyers, the Lewises, have found a modular home which they would prefer to install rather than the mobile home that Mr. Barnett proposed in his application.

Lew presented photos that were in the file of the previous owner and requested any input regarding their identification.

Mr. Barnett answered questions about the proposal by the neighbors and abutters.

The potential buyers presented their construction proposal: a modular home with dimensions of 52' x 28'; 2 bedrooms and 2 baths. The home would be sited 35 feet from the front right of way, dug into the hill with a walk-out basement.

Neighbors and abutters gave testimony as to the current and prior situations and their concerns regarding the potential construction.

Mr. Barnett requested permission to amend his application to include the requests of the potential buyers as the changes would be for construction farther from the setbacks, and thus reduce the variances needed. Permission so granted by Lew.

After polling the members of the Board, it was decided to recess the hearing to give the applicant time to prepare a detailed map of the new proposal, including setbacks, locations of the septic system and to secure a statement of viability of the septic system verified by the State. A motion was made by Cindy Wilcox and seconded by Herb Rest to continue the hearing to April 29 at 7 p.m. So voted.

Regina made the motion that the current officers be re-elected. So moved.

The minutes of 12.11.07 were accepted as presented.

Lew distributed copies of Application #3130 dated 3/14/08 by James and Lisa Blake for change of use of the grange building at 182 West Street, West Dummerston. This hearing will be held on May 20.

We will look at procedures at our next meeting.

The meeting was adjourned at 9:20 p.m. and the Board moved into deliberative session.

Respectfully Submitted,

Patricia Jaquith  
Clerk