

**Official Minutes approved by the Board 8.10.10**

Date 7.20.10

Minutes of the DRB Meeting

Members Present: Cindy Wilcox, Lew Sorenson, Herb Rest, Pat Jaquith; Alternate, John Warren.

Also present: Charlotte Neer Annis, Zoning Administrator

Meeting was called to order at 7:00 p.m. by Chair, Herb Rest.

Minutes of 7.01.10 were accepted as revised.

The August the agenda will include the Worden application; SBLand continued from 7.01. We agreed to hold the next hearing on 8.10.10 to accommodate the August availability of DRB members.

In re membership: Herb Rest reported that he communicated with the Selectboard about the current openings and recommended John Warren as a candidate for the member opening and Alan McBean as candidates for the alternate position opening.

Lew offered to write an article that the Board can submit to the Selectboard with testimony to the effect that we need an approved Town Plan so that Zoning by-laws can be revised. The Board strongly recommends revisions to the set-backs that have created so many variance applications.

7:30 p.m.: Public Hearing on the application #3235 of James Switzer for a site plan review of the proposed removal of an existing structure followed by the reconstruction of an existing abutting commercial building in a commercial/light industrial district at 49 Brickyard Lane, Dummerston. The reconstruction will increase the existing building footprint by 64 square feet. At 6:00 p.m., a site visit was conducted to the site, attended by Herb Rest, Cindy Wilcox, Pat Jaquith, John Warren, Lew Sorenson, Charlotte Neer Annis, and James Sweitzer.

Herb Rest described the operational proceedings of the hearing and swore in the applicant. James Sweitzer described his proposal: The connecting portion of the existing structure will be demolished and replaced with an 8'x16' pass-way connecting the storage area with the post-and-beam area. There will be no additional signs, lighting, plumbing. Does not change the parking. Hearing concluded at 7:39 p.m. The written decision will issue and control.

7:40 p.m.: Public Hearing on the application #3232, of Dewey Lankford for site plan approval and for front and side yard setback variances to construct the addition of a porch across the front length of the existing commercial structure "for beautification project" at the site of The Colonel's Cabin located at 940 Rt.5, in a rural commercial zoning district. At approximately 6:30, a site visit was conducted; Herb Rest, Lew Sorenson, Pat Jaquith, John Warren, Cindy Wilcox, Charlotte Neer Annis, and Dewey Lankford.

Herb Rest described the operational proceedings of the hearing and swore in the applicant, Dewey (Dee) Lankford.

Mr. Lankford described his project as a beautification project to improve the appearance of the business. He stated that he didn't know that he needed a permit until one of his employees questioned whether he had procured a permit for the completed porch. The porch area covers a seating area and is located at the front of the building. The lighting that is in the windows (lighted beverage signs) will provide the lighting for the porch. Patrons will use the outdoor seating as a smoking area or for eating. No alcoholic beverages will be allowed outside because of the need for a special license.

In re lighting: there are Christmas tree lights around the perimeter of the sign and across the roofline of the building. There are two street lights illuminating the parking lot. There are porch lights at the corners of the building that provide some parking lot illumination.

Signage: a sign on the new porch was moved there from the wall of the existing building. There are no new signs since those installed at the time of the 2005 purchase of the business.

Additional buildings/uses of the site: A travel trailer that band members stay in; a travel trailer that is used as a recording studio; a motor home that a ski instructor from Mt. Snow lives in during the summer (he drives his RV to Hidden Acres and uses the waste water dump); a trailer with addition located behind the semi trailer is Mr. Lankford's residence. The two semi trailers are filled with the applicant's personal furniture and clothing.

The southern boundary is shared with a residence; by mutual agreement, the residents of the home use the Colonel's Cabin parking lot as driveway access to their parking area and the home. The hearing concluded at 8:05 p.m. The written decision will issue and control.

8:05 p.m.: Public hearing on the application #3234 of Eesha Williams for a conditional use permit for a one bedroom separate apartment addition and for sideyard and rear lot setback variances for the construction of that dwelling sited at 1061 Middle Road. The zoning is rural residential. Prior to the hearing, a site visit was conducted with Herb Rest, Cindy Wilcox, John Warren, Lew Sorenson, Pat Jaquith, Charlotte Neer Annis, Eesha Williams, Elizabeth Wood, and Gina Sherman in attendance.

Present at the hearing: Eesha Williams, applicant; Gina Sherman, attorney for the applicant. Charlotte Neer Annis, Zoning Administrator.

Herb Rest described the operational proceedings and swore in those wishing to participate.

Gina Sherman presented the planned proposal: to build a one-bedroom addition, a separate apartment, to the house at 1061 Middle Road. The addition will have 620 square feet of living space with 100 square feet of unfinished storage; the living space of the existing house is 1282 square feet with an additional 150 square feet of unfinished space. The addition is planned to provide more affordable housing to the area, and to provide supplemental income to the the applicants. Applications are in process with the State regarding water and waste disposal. The apartment which will wrap around the house will have no interior access to the existing house,

and will have minimal visual impact to the residential area. They anticipate not more than one or two people in the apartment, adding minimal traffic to the area. The roof line will be in keeping with the current roofline. The existing house has solar panels for hot water; they will also be able to provide hot water for the apartment. There are 2 additional parking spaces. The builder revised the siting of the apartment from the original application, thus the application for variances was withdrawn. The hearing concluded at 8:48 p.m. The written decision will issue and control.

The meeting was adjourned.

Respectfully Submitted,

Patricia Jaquith  
Clerk