

**Official Minutes of The Dummerston Review Board 11.21.11 meeting approved by the DRB
December 20, 2011**

Date 11.21.11

Minutes of the DRB Meeting

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

Also present: Charlotte Neer Annis, Zoning Administrator; Tom Simeon, Ronald Bascom, Claire Bemis.

Herb Rest opened the public meeting at 7:00 following a site visit to 940 Route 5, the site of the former Colonel's Cabin.

He announced that there is a vacancy on the Board: Rick Sullivan has resigned effective at the appointment of a replacement by the Selectboard. He will continue to perform the duties of posting to the web.

Minutes of 10.18.11 were approved as revised and submitted.

New business: One new application pending, and the Sandri hearing both possible for December.

In re Maple Valley application which has been pending since June, there has been no feedback to indicate that they are continuing to pursue the application. Herb said he would follow up with that question.

The Sandri hearing, which was begun on 10.18.11, was recessed to this date if they were able to get the information requested, but not later than the December 20.

Cindy Wilcox reported on Zoning changes. The Selectboard has called a meeting for 11.22.11. They have dissolved the by-law subcommittee and will proceed with bi-monthly meetings on by-laws themselves.

The public hearing on Application #3286 of Allard Lumber Co. for side yard setback variance, conditional use and site plan approval for the construction of a kiln at 354 Ferry Road, Dummerston VT., a commercially zoned district opened at 7:25 p.m. Charlotte Annis learned that a representative for the Allards is on the way, so the hearing was recessed at 7:35.

The hearing on Application #3287 of Perfect Image / Ronald Bascom for front yard setback variance, conditional use and signage approvals for a screen printing/embroidery business at 940 Route 5, Dummerston VT., a rural commercial zoned district opened at 7:40 p.m. Herb Rest described the procedure of the hearing and administered the oath to those who wished to participate in the hearing.

Ron Bascom, owner of the business which currently operates in Brattleboro, described the proposal. The printing, embroidery and software development business will be performed inside the building. There will be very low traffic volume. Street lights in front and back will remain as they are. Parking will be directly in front of the building and at the side. They propose to remove a small attached storage shed on the east side of the building and install double overhead doors to allow access for small vehicles for application of lettering.

The existing large front sign, which is double-sided, measures 4.5' x 5.5'. They plan to retain the posts and frame and replace the Colonel's Cabin with one of their own design. They propose to have photo sensitive lights timed to operate between 4 p.m. and 9 p.m. mounted on the roof and positioned to

illuminate the sign. Hours of operation 9 a.m. to 5 p.m., 5 days per week. Deliveries are made by the smaller UPS delivery trucks.

Tom Simeon spoke to express approval for the project and he felt there should be no changes to the front yard and access to the business.

The business will have about 7 employees. There may be a maximum of 5-6 customers arriving at the shop per day. They have a recycling system set up and a filtration system for collecting products that are washed off in the printing process. The hearing concluded at 8:08 p.m. The written decision will issue and control.

The Allard Lumber Company hearing re-convened at 8:10 pm. Present at this hearing were the above members of the Dummerston Review Board, Charlotte Neer Annis, Zoning Administrator; Bill Jewell, representing Allard Lumber, and Tom Simeon. Herb Rest administered the oath to those present who plan to participate. Bill Jewell described the project. The east kiln in the series of four requires a 42-foot variance on the north side. The other three kilns in that connected building were previously approved. There will be no additional lighting; traffic will decrease because lumber that is trucked away from the facility for kiln-drying will remain on-site.

Tom Simeon expressed approval of the project as presented.

The hearing closed at 8:23 p.m. The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith
Clerk