

Dummerston Review Board
9/15/2026 Hearing
Draft Minutes

The DRB held a hearing on 9/15/26 to review application #3868, a change of use permit from paper processing to pallet manufacturing facility.

Prior to the hearing a site visit was held at 67 Kathan Meadow Rd.

Present at the site visit were:

DRB members: Alan McBean, Patty Wailor, Cami Elliott, Kyle Paquette, Peter Doubleday.

Others: Roger Jasaitis (ZA), Larry Pratt (Dummerston Fire Chief), Allen Pike (Dummerston Fire Safety Officer), Daniel Ehrenbrg, Brace & Debra Lake, Bonny Kenyon, Bryan & Chelsea Therrien (neighbors). Applicant: Ed Higley, was not present.

Present at the Hearing:

DRB members: Alan Mc Bean, Patty Wailor, Cami Elliott, Kyle Paquette, Peter Doubleday.

Others: Roger Jasaitis (ZA), Larry Pratt (Dummerston Fire Chief), Allen Pike (Dummerston Fire Safety Officer), Daniel Ehrenbrg, Bruce & Debra Lake, Bonny Kenyon, Bryan & Chelsea Therrien (neighbors). Applicant: Ed Higley, was not present.

The meeting was called to order at 6:07 by Chairperson Patty Wailor. August meeting minutes were approved. Roger informed that no applications for October had yet been received.

The Hearing warning was read and the oath administered to those giving testimony.

In the absence of applicant Ed Higley, Roger Jasaitis (ZA) was asked to discuss his findings.

On June 24 he visited the site and found a new business operating without proper permits, and multiple violations to Town and State statues. This led to a request from the applicant for a conditional use change of use permit. The applicant seeks approval to convert the facility from a papermaking process to pallet manufacturing. Portions of the parcel are located in special flood hazard and riparian areas. The ZA noted that Act 250 permits run

with the land and require continuing state jurisdiction and he is waiting for an opinion from the Land Use Review Board on this parcel.

Neighbors voiced concerns about the seeming disorganization and the applicant's history of "messes", potentially hazardous nature of the business, unregistered trailers, noise, exterior lighting and late hours of operation with truck headlights shining on nearby homes. The potential for fire hazard and lack of functioning sprinkler system in the buildings was also voiced.

Fire Chief Allen Pike discussed concerns about storage trailer placement hindering access. Lack of access to Knox box which contain keys for emergency access. The newly installed kiln that could handle toxic materials.

ZA advised that vehicle and trailer usage may be permitted under Act 250 regulations. The Jurisdictional Opinion by the Land Use Review Board may clarify the situation.

The meeting was adjourned at 6:33.

Notes submitted by Peter Doubleday