

**Town of Dover**  
**P.O. Box 428**  
**West Dover, VT 05356**  
**(802) 464-8720**

**DOVER DEVELOPMENT REVIEW BOARD**  
**NOTICE OF DECISION**  
**Application 13-WH020-01**

**A. PROCEDURAL HISTORY & APPLICANT REQUEST**

1. Landowner: Michael O'Shea
2. Applicant: Michael O'Shea
3. Brief Description of Request: Construct a camp structure
4. On October 1, 2013, a copy of the Notice of Hearing was mailed to the Applicant, along with a sample letter and abutter's list for notifying all abutters.
5. Public notice of the hearing was posted at the following locations on October 1, 2013:
  - a. Dover Town Clerk's Bulletin Board
  - b. Dover Town Meeting Room Bulletin Board
  - c. Dover Free Library & Dover Elementary School via email
  - d. East Dover Post Office via regular mailPublic notice of the hearing was also published in the Deerfield Valley News on October 10, 2013 and in the Brattleboro Reformer on October 3, 2013.
6. At the outset of the hearing, the Chair afforded all persons wishing to establish status as an interested party the opportunity to do so; no requests for Interested Party status were made or granted.
7. A public hearing was held and closed on October 24, 2013.
8. At the outset of the hearing, the Applicant was given and accepted the opportunity to review all information submitted by the Zoning Administrator, Exhibit A. The Applicant agreed with the application summary provided by the ZA.
9. A complete list of exhibits and attendees is included in the meeting minutes. Minutes, application and exhibits are available for viewing in the Dover Town Office through the Zoning Administrator.

**B. FINDINGS OF FACT:**

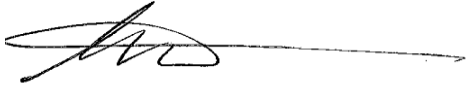
Based on the application, testimony, exhibits and other evidence, the Dover DRB finds as follows:

1. The O'Shea property is located at 136 Whites Hill Rd in East Dover VT.
2. The property is located in the Conservation District (CON)..
3. The hearing was properly warned.
4. All abutters were notified by the Applicant.
5. The Applicant was properly sworn prior to providing testimony.
6. A camp structure is a conditional use in the CON district.
7. The camp structure meets all applicable setbacks in the district.
8. The structure is intended for seasonal use, with no electrical service or running water.

**C. DECISION**

Based on the evidence presented, by a vote of 4-0-0, the Board approves this Application.

Respectfully submitted,



---

Sarah K. Shippee  
Chairperson, Dover Development Review Board

**11/18/13**

---

Date

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested party who participated, through oral or written testimony, in the proceeding(s) before the DRB. Such appeal must be taken within 30-days of the date of this decision, pursuant to 24 V.S.A. Section 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

**NOTICE:** State permits may be required for this project. Call 802-885-8850 to speak to the regional Permit Specialist before beginning any construction.