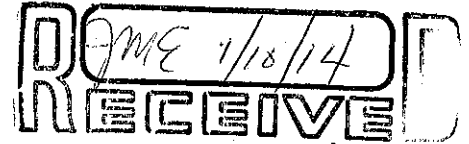


Town of Dover  
PO Box 428  
West Dover, VT 05356  
802/464.8720



**DOVER DEVELOPMENT REVIEW BOARD  
NOTICE OF DECISION**

**I. PROCEDURAL HISTORY & APPLICANT REQUEST**

1. Application Number: 13-FS000X-01
2. Owner: Seasons on Mount Snow LLC
3. Applicant: John Redd
4. Brief Description of Request: Creation of a 15-lot subdivision
5. A copy of the application was received by the Zoning Administrator on October 10, 2013.
6. A copy of the Notice of Hearing was mailed to the Applicant by the Zoning Administrator on October 22, 2013, along with a sample letter and abutter's list for notifying all abutters.
7. Public notice of the hearing was posted on October 22, 2013 at the following locations:
  - 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 mail

Public notice of the hearing was also published in the Deerfield Valley News and in the Brattleboro Reformer on October 24, 2013.

8. At the outset of the hearing, the Chair afforded all persons wishing to establish status as an Interested Party the opportunity to do so. Steve Montello, on behalf of Seasons on Mount Snow Homeowners Association and as an abutting property owner, requested and was granted interested party status.
9. A public hearing was held on November 14, 2013 and was continued to December 12, 2013. The hearing was closed on December 12, 2013.
10. 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.
11. The current Zoning Bylaw is dated March 7, 2007.

**II. FINDINGS OF FACT:**

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

1. Applicant's property is located on Seasons Dr in West Dover and is located in the Resort District (RST).
2. The hearing was properly warned by the Zoning Administrator.
3. All abutters were notified in a timely manner by the Applicant.
4. The applicants were properly sworn prior to providing testimony.
5. The applicant was provided with a copy of the Application Summary prepared by the Zoning Administrator; the factual portions of the Summary were approved by the Applicant.
6. The property is not within the Flood Hazard Zone.
7. The development will be named Sundance Village on Mount Snow.

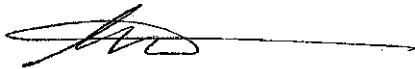
8. There will be 14 developable lots in the subdivision; the 15<sup>th</sup> lot is the "roadway lot" and will encompass the road by which the other lots, or rights of way to lots, are accessed.
9. All lots have a 'construction envelop' delineated within them; all construction must occur within these delineated areas.
10. This application does not include home construction; individual lot owners will be responsible for design, zoning permits and construction of their own houses. The Association, through its Architectural Design Review Committee, will approve house and landscape designs prior to permitting and construction. Zoning applications shall be submitted prior to construction for all structures for approval by the Zoning Administrator.
11. The tested water yield for the subdivision allows for the construction of 63 bedrooms within the entire subdivision. This may increase to 65 bedrooms once metered use has been established and evidence of lower need is provided. At no time may the maximum number of bedrooms constructed within the subdivision exceed 65, as stipulated by the North Branch Fire District.

### III. DECISION

Based on the preceding Findings of Fact, the Dover Development Review Board unanimously approves the Application. The Subdivision is granted with the following conditions:

1. Receipt of the Municipal Impact Statement, created with input from Fire, Rescue, and Highway Services. The Development Review Board may, upon receipt of the Municipal Impact Statement, amend or attach additional conditions.
2. Clearing of land, construction of roads and landscaping, and installation of utilities shall be completed by December 31, 2016.
3. If the Settlement Agreement provided in this Application is further amended, a revised copy shall be provided to the Zoning Administrator for inclusion in the file.
4. The final landscaping design must be approved by Seasons on Mount Snow Homeowners Association prior to the start of construction.
5. Seasons on Mount Snow and the Applicant shall jointly develop a plan for improvement to the intersection of Seasons Dr and Handle Rd. Responsibility for the execution of the improvement plan shall be determined by the two parties.

Respectfully submitted,



January 10, 2014

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Sarah K. Shippee  
Chair, Dover Development Review Board

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Dated

**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:** Additional State permits may be required for this project. Call 802/885.8850 to speak to the regional Permit Specialist before beginning any construction.