

**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-TV016-01
2. Owner: J. Wayne Laudenslager
3. Applicant: J. Wayne Laudenslager
4. Brief Description of Request: Construction of an Accessory Apartment
5. A copy of the application was received by the Zoning Administrator on October 22, 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

Notice of hearing was also published in the Deerfield Valley News on October 24, 2013 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. No such requests were made and no Interested Party Status was granted.
9. A public hearing was held on November 14, 2013 and was closed that same night.
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 at 23 Woodsman Rd in West Dover VT and is located in the Residential District (RES).
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 Summary was approved by the Applicant.
6. The Application complies with the requirements set forth in Section 835, Accessory Apartments, of the Bylaw.
7. There is adequate parking available.
8. A Certificate of Gallonage Contract from North Branch Fire District was submitted, demonstrating that the necessary gallonage is provided for.
9. The apartment is 902 square feet, which is less than the 1,000 square feet maximum permitted for accessory apartments.

III. DECISION

Based on the preceding Findings of Fact, the Dover Development Review Board unanimously approves the Application. The Change of Use is granted, without conditions.

Respectfully submitted.



Sarah K. Shippee
Chair, Dover Development Review Board

11/26/13

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.