

**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: **#14-DO034-01**
2. Owner: Ed and Bobbie Dee Molitor
3. Applicants: Ed Molitor
4. Brief Description of Request: one room bed and breakfast in their home at 1 Dorr Fitch Rd, in West Dover, in accordance with Section 470 of the Dover Zoning Bylaw.
5. A copy of the application was received by the Zoning Administrator on July 21, 2014.
6. A copy of the Notice of Hearing was mailed to the Applicant by the Zoning Administrator on July 29, 2014 along with a sample letter and abutter's list for notifying all abutters.
7. Public notice of the hearing was posted on July 29, 2014 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
 - e. Town of Dover website: www.doververmont.comPublic notice of the hearing was also published in the Deerfield Valley News and in the Brattleboro Reformer on July 31, 2014.
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 August 28, 2014 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 1 Dorr Fitch Rd in West Dover VT and is in the Village (VIL) District.
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 proposed to create a one room bed & breakfast on the lower floor of their home. There will be a bathroom for the use of the occupants of the bed & breakfast, but this bathroom already exists and no additional gallonage is being requested.
7. Adequate parking is provided to accommodate the residents and the guests in the bed & breakfast.
8. Breakfast will only be served to the guests of the bed & breakfast; it will not be open to outside guests.
9. Bed & breakfast is a conditional use in the Village District.

III. DECISION

Based on the preceding Findings of Fact, by a vote of 4-0-0, the Dover Development Review Board approves the Application. The conditional use is granted, without conditions.

Respectfully submitted,



Sarah K. Shippee
Chair, Dover Development Review Board

September 8, 2014

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.