

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

**DOVER DEVELOPMENT REVIEW BOARD**  
**NOTICE OF DECISION**  
**Application 14-RT065-06**

**A. PROCEDURAL HISTORY & APPLICANT REQUEST**

1. Landowner: Richard Caplan, as owner of OMT Parlor and Tavern/Forge
2. Applicant: Richard Caplan
3. Brief Description of Request: Installation of an additional sign in accordance with Section 130 of the Dover Sign Ordinance.
4. A copy of the application was received by the Zoning Administrator on September 2, 2014.
5. On September 4, 2014, 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.
6. Public notice of the hearing was posted at the following locations on September 4, 2014:
  - 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.com](http://www.doververmont.com)Public notice of the hearing was also published in the Deerfield Valley News on September 11, 2014 and in the Brattleboro Reformer on September 9, 2014.
7. 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.
8. A public hearing was held and closed on September 25, 2014.
9. 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.
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.

**B. FINDINGS OF FACT:**

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

1. The Caplan property is located at 183 Route 100 and is known as OMT Parlor and Tavern/Forge

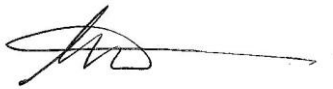
2. The property is located in the Planned Commercial District (COM).
3. The hearing was properly warned.
4. All abutters were notified by the Applicant.
5. The Applicant was properly sworn prior to providing testimony.
6. The sign will indicate parking availability for the Valley Trail and Dover Town Park, as well as information on The Dover Forge, OMT and Hermitage Deerfield Valley Real Estate. The sign will have sections that are changeable and provide information on real estate listings and menus, as well as containers for brochures for the above-noted businesses.

### C. DECISION

Based on the evidence presented, by a vote of 0-3-0, the Board denies this Application without prejudice for the following reason:

1. The application is incomplete with regards to the specific language on the sign. The application cannot be approved without the specific wording to be used on the sign, including language from the Town regarding the Valley Trail and Town Park parking availability.

Respectfully submitted,



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Sarah K. Shippee  
Chairperson, Dover Development Review Board

**November 13, 2014**

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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.**