

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 14-SG002-23

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Richard Meduski
2. Applicant: E. Adam Hubbard, Stevens & Associates
3. Brief Description of Request: Change of Use for Car Barn to Principal Single Dwelling on lot to be created in accordance with Sections 300, 375, 380, 385 and 470 of the Dover Zoning Bylaw.
4. A copy of the application was received by the Zoning Administrator on October 23, 2014.
5. On October 23, 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 October 23, 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.comPublic notice of the hearing was also published in the Deerfield Valley News on October 30, 2014 and in the Brattleboro Reformer on October 25, 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; there were no Interested Parties for this Application.
8. A public hearing was held and closed on November 13, 2014.
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 Meduski property is located at Someday Road and Hathaway Trail in West Dover VT.

2. The property is located in the Residential District (RES).
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. Additional representatives of the Applicant were properly sworn prior to providing testimony.
7. Change of use of the Storage Facility (car barn) to a principal single dwelling would allow creation of lot 8 in Application 14-SG002-21, by creating a principal dwelling with an accessory structure (garage).
8. North Branch Fire District has confirmed that gallonage has been approved for a single bedroom residence.

C. DECISION

Based on the evidence presented, by a vote of 4-0-0, the Board approves the application with the following conditions:

1. Application 14-SG002-21 is approved.

Respectfully submitted,



December 16, 2014

Sarah K. Shippee
Chairperson, Dover Development Review Board

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.