

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 15-BC000-03

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Forest Craft Supply Corporation
2. Applicant: Lawrence Edwards
3. Brief Description of Request: Amendment of the PRD/PUD for construction of 2 Two-Family dwellings, in accordance with Sections 375, 380, 385, & 470, and Article 7 of the Dover Zoning Bylaw.
4. A copy of the application was received by the Zoning Administrator on September 18, 2015.
5. On October 2, 2015, 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 2, 2015:
 - 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 8, 2015 and in the Brattleboro Reformer on October 6, 2015.
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 October 22, 2015.
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 property is located on Route 100 and Edwards Village Loop in West Dover and is located in the Commercial (COM) District.
2. The original permit was issued for a PRD, which no longer exists in the Dover Zoning Bylaw. The application must therefore be considered as a PUD and subject to Article 7 of the Bylaw.
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. This application was previously approved on April 22, 2005 with a completion date of December 31, 2006.
7. The original application's completion date has passed and has not been renewed.
8. The Applicant is requesting a permit to construct 2 Two-Family dwellings that will be on the same footprints as the dwellings originally permitted. There are no changes from the original application.
9. The Applicant requests a completion date of December 31, 2019.

C. DECISION

Based on the evidence presented, by a vote of 4-0-0, the Board approves this Application, subject to the following conditions:

1. This permit approval is subject to submission and recording of an original copy of the Deed and the Property Transfer Tax Return (PTTR). Submission is required within 30 days of the date of this notice.

Respectfully submitted,



Sarah K. Shippee
Chairperson, Dover Development Review Board

October 30, 2015

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.