

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 15-DO015-01

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: North Branch Fire District
2. Applicant: Linda Holland, Administrative Manager
3. Brief Description of Request: Installation of a shed/storage facility as a Permitted use to a Conditional use, in accordance with Sections 300, 380, 385, and 470 of the Dover Zoning Bylaw.
4. A copy of the application was received by the Zoning Administrator on April 17, 2015.
5. On May 8, 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 May 8, 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 May 14, 2015 and in the Brattleboro Reformer on May 12, 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 May 28, 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. North Branch Fire District #1 is located at 78 Dorr Fitch Rd in West Dover VT. The property is located in the Light Industrial District (IND).
2. The hearing was properly warned.
3. All abutters were notified by the Applicant.
4. The Applicant was properly sworn prior to providing testimony.
5. The storage facility meets all applicable setbacks in the district.


6. There will be no electrical, water, heat or sewer service to the structure.
7. The facility will be used to store non-seasonal equipment.
8. There will be no storage of fuel or gas in the facility.

C. DECISION

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

1. No flammable materials will be stored in the facility.
2. There will be no electrical, water, heat or sewer service to the structure.
3. The structure shall be as identified in the application.

Respectfully submitted,



Sarah K. Shippee
Chairperson, Dover Development Review Board

June 1, 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.