

Town of Dover

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

DOVER DEVELOPMENT REVIEW BOARD NOTICE OF DECISION Application 16-AS005-01

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Four Seasons Sotheby's International Realty
 2. Applicant: Betsy Wadsworth
 3. Brief Description of Request: Request for permit for three additional signs.
 4. A copy of the application was received by the Zoning Administrator on February 24, 2016.
 5. On March 3, 2016, 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 March 3, 2016:
 - 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
- Public notice of the hearing was also published in the Deerfield Valley News on March 10, 2016.
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 one requested such status and no written testimony was accepted.
 8. At the outset of the hearing, the Applicant was given and accepted the opportunity to review application summary submitted by the Zoning Administrator, Exhibit A. The Applicant agreed with the summary provided by the ZA.
 9. A public hearing was held and closed on March 24, 2016.
 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 AND CONCLUSIONS OF LAW:

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

1. The property is located at 148H Route 100 in West Dover.
2. The property is located in the 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. No requests for Interested Party Status were requested or granted.

7. The Applicant proposes to install a total of four signs; two on the West exterior wall, and one each on the North and South exterior walls.
8. The signs will be reduced in size to conform to the requirements of the Sign Ordinance, and will now be 32 square feet or less per sign.
9. According to Section 130.3 of the Sign Ordinance, a business in a multi-business center, whose entrance to the individual business does not front on, is not parallel to or visible from the public road or right-of-way may have an additional sign over the not more than three signs allowed by Section 115 (A)(1) approved, with the location of the sign to be established and approved by the Development Review Board.
10. The Police Chief provided comment on the issue of Public Safety. He supports the installation of the signs requested as a means of ensuring that the public can easily locate the business in order to reduce the risk of safety challenges as the customer is driving.
11. Four Seasons Sotheby's International Realty and Mount Snow Vermont Rentals, under the definitions in the Sign Ordinance, meet the definition of multi-related businesses (Section 140, Definitions):

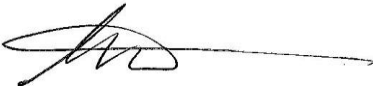
MULTI-RELATED BUSINESSES: *Commercial activities of a related, customary or incident nature where one or more businesses are located in a single building, appurtenant to the building or in an adjacent building are considered to be single individual businesses for the purpose of this Ordinance. Multi-related businesses shall include, but not limited to, a ski shop which sells, repairs and rents skis or a real estate business, which sells, rents and maintains properties, both of which are considered one business.*

Therefore, Four Seasons Sotheby's International Realty and Mount Snow Vermont Rentals may install a total of two single-sided signs on the Sign Plaza.

C. DECISION

Based on the evidence presented, by a vote of 5-0-0, the Board approves the additional signs as applied for in the Application. The Board notes that there will be no more than two one-sided signs installed on the Sign Plaza for the multi-related businesses of Four Seasons Sotheby's International Realty and Mount Snow Vermont Rentals.

Respectfully submitted,



April 19, 2016

Sarah 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.