

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 17-MS100-01

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Mount Snow Ltd.
2. Applicant: Laurie Newton
3. Brief Description of Request: Creation of a temporary campground for the Eastern States Cup Downhill Finals.
4. A copy of the application was received by the Zoning Administrator on May 22, 2017.
5. On May 26, 2017, 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 26, 2017:
 - 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 26, 2017.
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 persons requested or were granted Interested Party Status.
8. A public hearing was held on July 13, 2017. The hearing was closed on July 13, 2017.
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 AND CONCLUSIONS OF LAW:

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

The property is located on Handle Rd in West Dover VT and is located in the Resort Center District (RST).

1. The hearing was properly warned.
2. All abutters were notified by the Applicant.
3. The Applicant was properly sworn prior to providing testimony.
4. The Applicant seeks to create a temporary campground for the Eastern States Cup Downhill Finals.
5. Pursuant to the Standards of Section 660 of the Bylaw: Recreational Vehicle

Park/Campground, a recreational vehicle park/campground shall be permitted in any district where PUD's are allowed and shall be developed as a PUD under the procedures and standards of Article 7: PLANNED UNIT DEVELOPMENT (PUD).

6. In addition to the standards of Article 7, and pursuant to the Standards of Section 660.1, the overall density of a recreational vehicle park shall not exceed 12 recreational vehicles/acre.
7. Use of the campground will be permitted from Friday, October 13, 2017 through Monday morning, October 16, 2017.
8. The campground will be located in Parking Lots B & C.
9. There will be a maximum of 72 campsites available.
10. No campfires or pets will be allowed.
11. Cooking on camp stoves and grills will be permitted.
12. The Applicant shall provide for 24-hour security to monitor the campgrounds. A "quiet period" from 10:00 pm to 8:00 am each day shall be enforced as part of said security.
13. Pursuant to the General Development Standards for PUDs in Bylaw Section 720, the Board finds and concludes as follows:
 - A. The Application proposes a temporary campground, which be developed in any district in which PUD's are allowed. The property is located in the Resort (RST) district; PUD's are a Conditional Use in this district.
 - B. The Application is consistent with the provisions of the Town Plan (the "Plan") adopted October 15, 1991 and revised January 4, 2016.
 - C. The overall density proposed by this Application does not exceed the maximum permitted of 12 recreational vehicles per acre. The temporary campground is 6 acres, therefore the maximum density is not exceeded.
 - D. Section 720D and 720E are not applicable.
 - E. As noted above, the application meets the zoning requirements for the RST District.
 - F. This approval shall expire October 16, 2017.
 - G. As noted in subsection A, above, the Application proposes a recreational vehicle park, which is not a permitted use in the RST District (Section 470). However, Section 660 allows the development of a recreational vehicle park/campground in any district where PUD's are allowed. Therefore, the Application conforms to the requirements of the Bylaw.
14. The Additional Development Standards in Section 725 of the Bylaw, as well as the requirements of Sections 730 and 740, are not pertinent to this Application, and therefore not discussed herein.

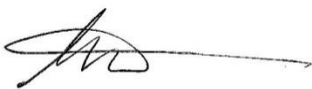
C. DECISION:

Based on the evidence presented and the Board's Findings of Fact and Conclusions of Law, by a vote of 4-0-0, the Board approves this application with the following conditions:

1. A minimum of six (6) porta-potties shall be sited at the temporary campground throughout the entire time it is open to the public.
2. The six (6) porta potties shall be sited at three (3) separate locations, in such a way as to create the minimum possible distance from any campsite to a porta-potty.
3. There shall be a minimum of six (6) showering stations available to the occupants of the

- campground. Said showers may be sited at a single location.
4. All documents provided with the Application shall be re-submitted with the correct dates for the event.
 5. Twenty-four hour security shall be provided, and quiet hours of 10:00 pm to 8:00 am shall be enforced.

Respectfully submitted,



Sarah K. Shippee
Chairperson, Dover Development Review Board

August 27, 2017

Date

NOTICE: This decision may be appealed to the Environmental Division of Vermont Superior Court by an interested party who participated, by offering oral or written testimony, evidence or a statement of concern 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.