

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 17-RT037-02

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Hermitage Inn Real Estate Holding Co., LLC
2. Applicant: Robert Rubin, John Dupras
3. Brief Description of Request: Amendment of parking requirements to reflect reduction in hotel/inn rooms and restaurant seating, pursuant to Section 634 of the Dover Zoning Bylaw. The property is known as The Inn at Saw Mill Farm.
4. A copy of the application was received by the Zoning Administrator on September 25, 2017.
5. On September 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 September 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 September 29, 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 requests were made or granted.
8. A public hearing was opened and closed on October 26, 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 as follows:

1. The subject property consists of approximately 15.8 acres and is located on Crosstown Rd in West Dover in the Village (VIL) District.
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. "Hotel" is a conditional use in the VIL District.
6. Originally, the hotel was listed as having 22 guest bedrooms and 85 seats in the restaurant.
7. Upon review of previously issued permits from Act 250, and State Department of

Health, the Applicant discovered discrepancies between permits in both the number of rooms and the restaurant seating. The correct number of hotel rooms is 20 and the correct number of restaurant seats is 54.

8. The Wastewater Application to North Branch Fire District has been updated to reflect the correct number of rooms and restaurant seats.
9. Per Section 634 of the Bylaw, one and one quarter (1 ¼) parking spaces are required per guest bedroom in a Hotel and one (1) parking space is required for every three (3) persons permitted for occupancy for Restaurants.
10. Based on the revised number of rooms and number of restaurant seats, the parking requirement is 25 spaces for guest bedrooms (20 x 1.25) and 18 spaces for the restaurant (54/3), for a total of 43 parking spaces required in total.

C. DECISION

Based on the evidence presented, by a vote of 3-0-0, the Board approves this Application, subject to the following conditions:

1. There shall be 43 parking spaces, measuring 9' x 22', provided.
2. There shall be no parking spaces within 15' of any property line.

Respectfully submitted,



Sarah Shippee
Chairperson, Dover Development Review Board

November 7, 2017
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.