

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

DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 17-RT101-01

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Michael Garber, Vermont Wild
2. Applicant: Michael Garber
3. Brief Description of Request: Installation of an accessory structure, pursuant to Article 2 and Sections 470 and 475 of the Dover Zoning Bylaw. The property is located at 397 Route 100 in West Dover and is known as the Vermont Wild Hotel.
4. A copy of the application was received by the Zoning Administrator on September 6, 2017
5. On September 7, 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 7, 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 14, 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 for Interested Party status were made or granted.
8. A public hearing was opened on September 28, 2017 and continued to and closed on October 12, 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 property is located at 397 Route 100 in West Dover VT. The property is located in the Resort Center District (RES).
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 Applicant proposes to place a ten (10) foot by fifty (50) foot storage container on the property.
6. The primary structure on the subject property is a single-family dwelling. This is a permitted use in the RES district.
7. Pursuant to Section 470, an accessory use to a permitted use is a permitted use in the RES district.
8. Pursuant to Section 475, the setback requirements are fifteen (15) feet from property lines and fifty (50) feet from Route 100. The container shall be placed sixteen (16) feet from the southern property line and at least one hundred (100) feet from the eastern, western, and northern property lines.

C. DECISION

Based on the evidence presented, by a vote of 0-3-0, the Board denies this Application for the following reason:

1. The Application does not require the approval of the Development Review Board; the Zoning Administrator can review the application.

Respectfully submitted,



Sarah K. Shippee
Chairperson, Dover Development Review Board

November 10, 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 802-282-6488 to speak to the regional Permit Specialist before beginning any construction.