

**DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION**

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Application Number: 13-HL005-01
2. Landowner: Hermitage Real Estate Holding, LLC
3. Applicant: Bob Fisher, Esq.
4. Brief Description of Request: Relocation of four handicap parking spaces from the rear of Inn to the front of the Inn.
5. A copy of the application was received by the Zoning Administrator on January 23, 2013.
6. On January 24, 2013 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.
7. Public notice of the hearing was posted at the following locations on January 24, 2013:
 - Town Clerk's Office
 - Town Office Meeting Room
 - Dover Elementary School
 - Dover Free Library
 - East Dover Post Office
 - Town of Dover Website
8. Public notice of the hearing was also published in the Deerfield Valley News on January 31, 2013 and in the Brattleboro Reformer on January 30, 2013.
9. 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 received.
10. At the outset of the hearing, the Applicant was given and accepted the opportunity to review all information submitted by the Zoning Administrator.
11. A public hearing was held and closed on February 14, 2013.
12. 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. The property in question is located at 25 Handle Road in West Dover.
2. The property is located in the Productive Residential (PRO) District.
3. The hearing was properly warned by the Zoning Administrator.
4. All abutters were notified by the Applicant(s).
5. No Interested Parties were identified.
6. The application seeks to move parking spaces resulting in a net addition of four spaces from the

- previously approved site plans. Approval of the change is required by the PUD regulations.
7. The parking space relocation plan is shown on Exhibit B, Sheet Number C-2.1, dated 6/27/12 and last revised (#3) 1/24/13. Note that these changes have been made by hand.
 8. All handicap parking space sizes are in accordance with ADA requirements and are therefore larger than a standard space. Adding four of these spaces to the front of the Inn eliminates six standard parking spaces in the same area.
 9. To accommodate the six lost spaces (previously approved by the DRB), the applicant proposes 10 standard parking spaces to the west of the covered bridge.
 10. The applicant proposes 10 spaces rather than six because there is enough space for 10.
 11. The additional spaces are not located in the traveled way and will not otherwise effect previously approved traffic patterns and/or egress.

C. DECISION

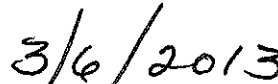
Based on the evidence presented, by a vote of 5-0-0, the Board approves Application No. 13-HL005-01 with the following condition:

1. The hand-written revisions as submitted shall be formally added to the site plan (the Board assumes that a computer aided drafting software package was used to prepare the site plans). The formal site plan, without the handwriting, shall be submitted to the Zoning Administrator.

Respectfully submitted,



Sarah A. H. Daniels
Chair, 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.