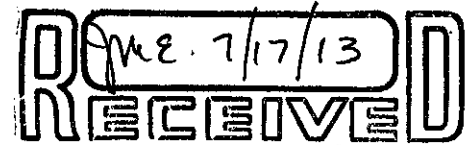


**Town of Dover**  
P.O. Box 428  
West Dover, VT 05356  
(802) 464-8720



**DOVER DEVELOPMENT REVIEW BOARD  
NOTICE OF DECISION**

**A. PROCEDURAL HISTORY & APPLICANT REQUEST**

1. Application Number: 13-RT016C-01
2. Landowner: Patricia Sweeney & J. Barker Willard, III
3. Applicant: (Landowner)
4. Brief Description of Request: Planned Unit Development (PUD) for a mixed use facility consisting of the following uses: retail and service
5. A copy of the application was received by the Zoning Administrator on April 24, 2013.
6. On April 30, 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 April 30, 2013:
  - Dover Town Clerk's Bulletin Board
  - Dover Town Meeting Room Bulletin Board
  - Dover Free Library & Dover Elementary School via email
  - East Dover Post Office via regular mailPublic notice of the hearing was also published in the Deerfield Valley News on May 2, 2013 and in the Brattleboro Reformer on May 3, 2013.
8. 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.
9. At the outset of the hearing, the Applicant was given and accepted the opportunity to review all information submitted by the Zoning Administrator, Exhibit A. The Applicant agreed with the application summary provided by the ZA.
10. Public hearings were held on May 23, June 13 and June 27. The first continuance was necessary in order for the notified abutters to have adequate time to respond to the application. The second continuance was for more information at the DRB's request.
11. 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 78 Route 100 in West Dover.
2. The property is located in the Commercial District.
3. The hearing was properly warned by the Zoning Administrator.
4. All abutters were notified by the Applicant(s) and afforded ample time to respond to the application request.

5. No Interested Parties were identified.
6. The application seeks to create a multi-use PUD within an existing structure. There is no new exterior construction proposed at this time.
7. It is the intent of the Applicant to complete the changes immediately upon issuance of this decision.
8. Because the PUD is occurring within an existing structure, there will be no adverse impacts on existing or planned community facilities.
9. Because the PUD is occurring within an existing structure, there will be no adverse impacts on the character of the neighborhood.
10. The proposal does not call for any changes to existing driveways and/or curb cuts and the traffic is not anticipated to increase. Therefore, no adverse impacts on traffic, Route 100 are anticipated.
11. Per Exhibit D, there are 10 available parking spaces at the location.
12. The Applicant would like to use the additional space as "office space" and rent it out.
13. The facility currently has a sewer allocation of 3,060-gpd from the North Branch Fire District.
14. A copy of the deed has been provided by the Applicant.
15. Per the bank, the property does not need flood plain insurance.

### C. DECISION

Based on the evidence presented, by a vote of 4-0-0, the Board approves Application 13-RT016C-01 for a mixed-use PUD including "office" and "service" land uses *with the following conditions*:

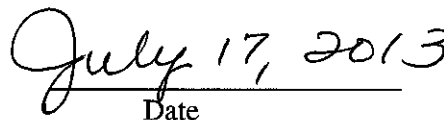
1. The Applicant must provide the following items to the Zoning Administrator prior to implementing changes:
  - a. Preliminary survey of the property, showing all existing conditions, prepared by a licensed land surveyor. Note that the survey does not need to be stamped.

Respectfully submitted,



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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.**