



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

**DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 14-UR001-01**

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Andrew Rebak
2. Applicant: Rob Wardsworth. The Wadsworth Company
3. Brief Description of Request: Construct an additional bay on an existing garage in the Sensitive Wildlife Resource Overlay District (SWROD)
4. A copy of the application was received by the Zoning Administrator on May 13, 2014.
5. On June 3, 2014, 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 June 5, 2014:
 - 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 June 12, 2014 and in the Brattleboro Reformer on June 7, 2014.
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 held and closed on July 10, 2014.
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. 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 Rebak property is located on Upton Rd in West Dover VT.
2. The property is located in the Conservation District (CON) and is in the Sensitive Wildlife Resource Overlay District.
3. The hearing was properly warned.

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4. All abutters were notified by the Applicant.
 5. The Applicant was properly sworn prior to providing testimony.
 6. The garage addition meets all applicable setbacks in the district.
 7. An email from Forrest Hammond, State Wildlife Biologist, was read into testimony. This email states that he finds no negative impacts to critical wildlife habitat will be created by the construction of the garage addition.

C. DECISION

Based on the evidence presented, by a vote of 5-0-0, the Board approves this Application without conditions.

Respectfully submitted,



July 22, 2014

Sarah K. Shippee
Chairperson, 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.