

**DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION**

I. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Application Number: 13-HL004-07
 2. Owner: David Renehan
 3. Co-Applicants: Rob Wadsworth
 4. Brief Description of Request: Construction of a garage in the Sensitive Wildlife Resource Overlay District
 5. A copy of the application was received by the Zoning Administrator on June 5, 2013.
 6. On June 18, 2013 a copy of the Notice of Hearing was mailed to the Applicant, along with a sample letter and abutters list for notifying all abutters.
 7. Public notice of the hearing was posted at the following locations on June 18, 2013.
 - 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
- Public notice of the hearing was also published in the Deerfield Valley News on June 20, 2013 and in the Brattleboro Reformer on June 20, 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. There were no such requests either in person or in writing.
 9. A public hearing was held and closed on July 11, 2013.
 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, as is a copy of the complete application.
 11. The current Zoning Bylaw is dated March 5, 2013.

II. FINDINGS OF FACT:

Based on the application, testimony, exhibits and other evidence, the Dover DRB finds as follows:

1. The project is located at 56 Handle Road in West Dover.
2. The property is located within the Sensitive Wildlife Overlay District.
3. The hearing was properly warned and posted.
4. All abutters were notified by the Applicants on June 20, 2013 and all abutters were afforded ample time to respond to the application.
5. The application is in compliance with all other aspects of the Dover Zoning Bylaw.
6. The garage will not be heated.
7. Inside the garage, quads (4-wheelers) and mowers will be stored. It is likely that

some gasoline will be stored in 5-gallon cans.

8. Construction of the garage will not result in any extensive clearing.
9. The Applicant has consulted with the State of Vermont Wildlife Biologists.

III. DECISION

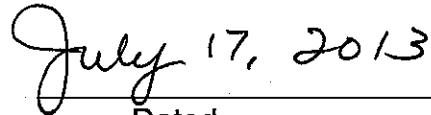
The State of Vermont has long recognized this general area as a critical bear habitat area and, more recently, deer habitat as well. The Applicant has been in coordination with the State of Vermont Department of Fish and Wildlife and said Department approves of the proposal.

By a vote of 4-0-0, the Board **approves** Application No. 13-HL004-07 for construction of a garage at 56 Handle Road in West Dover.

Respectfully submitted,



Sarah A. H. Daniels
Chair, Dover Development Review Board



Dated

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.