

Town of Dover
PO Box 428
West Dover, VT 05356
802/464.8720

**DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION**

I. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Application Number: **#14-AL111-03**
2. Owner: John Angeleri
3. Applicants: Corey Frehsee, Stevens and Associates on behalf of John Angeleri
4. Brief Description of Request: for an extension of the completion date of their Planned Unit Development (PUD) in accordance with Article 7 of the Zoning Bylaw.
5. A copy of the application was received by the Zoning Administrator on June 18, 2014.
6. A copy of the Notice of Hearing was mailed to the Applicant by the Zoning Administrator on July 1, 2014, along with a sample letter and abutter's list for notifying all abutters.
7. Public notice of the hearing was posted on July 1, 2014 at the following locations:
 - 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 and in the Brattleboro Reformer on July 3, 2014.
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 such requests were made and no Interested Party Status was granted.
9. A public hearing was held on July 24, 2014 and was closed that same night.
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.
11. The current Zoning Bylaw is dated March 7, 2007.

II. FINDINGS OF FACT:

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

1. The Applicant's property is located at 229 Blue Brook Road, West Dover (west side of Blue Brook Road) and is known as Summit at Timber Creek. Parcel Number AL111.
2. The hearing was properly warned by the Zoning Administrator.
3. All abutters were notified in a timely manner by the Applicant.
4. The Applicants were properly sworn prior to providing testimony.

5. The Applicant was provided with a copy of the Application Summary prepared by the Zoning Administrator; the Summary was approved by the Applicant.

III. DECISION:

Based on the preceding Findings of Fact, the Dover Development Review Board unanimously approves the Application for an extension of completion of this PUD with the following conditions.

Conditions:

- A. The extension is granted for 10 years
- B. A proper well draw down test must be performed in the fifth year of this extension

Respectfully submitted,



Andrew R. Childs
Acting Chair, Dover Development Review Board

SEPT 4, 2014

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: Additional State permits may be required for this project. Call 802/885.8850 to speak to the regional Permit Specialist before beginning any construction.