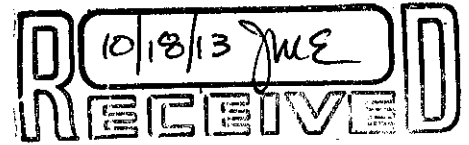


Town of Dover
P.O. Box 428
West Dover, VT 05356
(802) 464-8720



DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION
Application 13-RT065-15

A. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Landowner: Andirons Re-Development LLC
2. Applicant: Haywire Action Sports
3. Brief Description of Request: Amendment to a PUD to install and operate an "Air Awareness" camp.
4. A copy of the application was received by the Zoning Administrator on September 19, 2013.
5. On September 19, 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.
6. Public notice of the hearing was posted at the following locations on September 19, 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 mailPublic notice of the hearing was also published in the Deerfield Valley News on September 26, 2013 and in the Brattleboro Reformer on September 26, 2013.
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 one requested such status and no written testimony was accepted.
8. 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.
9. A public hearing was held and closed on October 10, 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.

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 183 Route 100 in West Dover.
2. The property is located in the Commercial District (COM).

3. The hearing was properly warned by the Zoning Administrator.
4. All abutters were notified by the Applicant(s).
5. The Applicant was properly sworn prior to providing testimony.
6. No requests for Interested Party Status were requested or granted.

C. DECISION

Based on the evidence presented, by a vote of 4-0-0, the Board approves Application 13-RT065-15 with the following conditions:

1. All lighting shall be sited and shielded to prevent light spillage onto or across Route 100 and onto or across the Valley Trail.
2. The Camp may operate from October 21, 2013 to April 15, 2014. Permitted hours of operation are: Monday-Thursday 11:00 am to 8:00 pm; Friday 11:00 am to 10:00 pm; Sunday 10:00 am to 10:00 pm.
3. Gas/fuel may be stored in the shed formerly used for garden equipment, as described by the Applicant.
4. Applicant shall carry all necessary insurance coverage. Said policies shall list the Town of Dover as an additional insured.

Respectfully submitted,



Sarah Shippee
Chairperson, Dover Development Review Board

10.18.13

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.