

Town of Dover
Development Review Board

Meeting Minutes

August 22, 2013

7:00pm at Town Office

**THESE MINUTES ARE NOT OFFICIAL UNTIL THEY HAVE BEEN APPROVED BY
THE DEVELOPMENT REVIEW BOARD**

- I. The regular meeting was called to order at 7:10pm by Acting Chair Shippee. The Board introduced themselves to the audience.
- II. All parties present were asked to sign in.
- III. The notice of hearing was read into the record.
- IV. Board members present were: Acting Chair Sarah Shippee, Sarah Daniels, Geri Golet, and Jim Lynch.
The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Applicants Sean & Nicole Kirby.
- V. A draft of the minutes for the meeting will be posted by Tuesday, August 27, 2013 and all Applicants are encouraged to review those minutes for accuracy and any comments or inconsistencies should be sent to the ZA before the next meeting. All exhibits presented are available for public viewing through the ZA or Recording Secretary. All parties intending to give testimony were sworn in.
- VI. A general description of the evening's proceedings was presented by the Chair, as well as a brief explanation of Interested Parties. All Interested Parties were notified of their rights as Interested Parties to speak on the application and to appeal the application. Interested Parties were notified that participation in the hearing, either by verbal or written testimony, is required in order to appeal the Decision to the Environmental Court.
- VII. **To consider Application # 13-WH010D-02** by Sean and Nicole Kirby to construct a shed in a Sensitive Wildlife Overlay District in accordance with Article 9 of the Zoning Bylaw. The property is located at 28 Pasture Lane in East Dover, Parcel Code #WH010D.

ZA Cerchio testifies that the hearing has been properly posted and warned.
The Applicants testify that all abutters have been properly notified in a timely manner.
No conflict of interest was present.
Applicants reviewed ZA Cerchio's summary of application and testify to its accuracy.

Applicants Sean & Nicole Kirby testify to the following:

- Shed was already been built about 6 months ago—did not realize a permit was needed.

- Upon speaking with ZA Cerchio, Applicants desire to make the project compliant with Dover Zoning Bylaws

Board member Golet: How large is the shed?

Mr. Kirby: It is 24 x 8 feet, 192 square feet

Board member Golet: How far away is it from the house?

Mr. Kirby: About 100 feet from the house

Board member Golet: Is there electricity?

Mr. Kirby: No electricity

Board member Golet: What is being stored in it?

Mr. Kirby: Fire wood & tools are being stored

Board member Golet: Any noxious substance, kerosene?

Mr. Kirby: No chemical storage or motorized equipment

ZA Cerchio testifies that he inspected the property and it is as the Kirby's stated. A letter of approval from Ryan Smith of the Vermont Fish & Wildlife Department has been submitted.

On a motion by Board member Daniels, seconded by Board member Lynch, the Board unanimously agreed to close the hearing.

- VIII. To consider Continuance of Application Notice of Appeal #13-VD100-13** by Brady Sullivan LLC and in accordance with 24 VSA Section 4465. The appeal pertains to the Zoning Administrator's Notice of Violation, which states that the use of property as a helipad without a Permit is in Violation of 24 VSA Section 4449(a) and Section 120 of the Dover Zoning Bylaw. The property is located at Snow Vidda Loop and is known as Snow Vidda Condominiums – Parcel #VD100.

The Board determined in Deliberative Session that it has received all the information it requires to render a decision.

On a motion by Board member Lynch, seconded by Board member Daniels, the Board unanimously agreed to close the hearing.

- IX. To consider Continuance of Application #13-VD100-01** by Brady Sullivan, LLC which requests an amendment to its PUD for designation of a 100-foot by 100-foot area for helicopter landing for both a Rescue Facility use and incidental and accessory personal use under Article 7 and Sections 470 and 490 of the Zoning Bylaw. The property is located at Snow Vidda Loop and is known as Snow Vidda Condominiums – Parcel #VD100.

The Board determined in Deliberative Session that it has received all the information it requires to render a decision.

On a motion by Board member Lynch, seconded by Board member Daniels, the Board unanimously agreed to close the hearing.

- X. Other Business:**

Approve minutes from August 8th

On a motion by Board member Daniels, seconded by Board member Lynch, the Board voted 4-0-0 to approve the minutes of August 8th.

On a motion by Board member Lynch, seconded by Board member Daniels, the Board unanimously moved into Deliberative Session at 7:20pm

The Board came out of Deliberative Session at 8:05pm and the meeting was adjourned.

Next hearing is scheduled for September 12th.

Respectfully submitted,
Jeannette Eckert
Recording Secretary

*POSTED AT: Town Clerk's Office, Administration Office, Dover Free Library
and East Dover Post Office.*

*After minutes are approved, they will be posted on the Town website for a period
of six months from date of meeting at www.doververmont.com.*