

Town of Dover
Development Review Board

Meeting Minutes

December 10, 2015 at 7:00 PM
Dover 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 7:00pm by Chair Shippee.
- II. All parties present were asked to sign in.
- III. The notice of hearing was read into the record.
- IV. Board members present were: Chair Sarah Shippee, Vice Chair Jim Lynch, Steve Montello & Jonathan Prial. They introduced themselves to the audience.
The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Kathy Gaede.
- V. A general description of the evening's proceedings was presented by the Chair.
A draft of the minutes for the meeting will be posted by Tuesday, December 15, 2015 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. **To consider application #15-RT028-18** by Clifford Bouchard on behalf of Philip and Kathy Gilpin for the construction of an accessory storage facility as a permitted use to a conditional use in accordance with Sections 300, 375, 380, 385 and 470 of the Zoning Bylaw. The property is located at 108 Route 100 in West Dover and is known as the West Dover Inn. Parcel #RT028.

Applicant Bouchard has requested a continuance to January 14, 2016.
On a motion by Vice Chair Lynch, seconded by Board member Montello, the Board unanimously agreed to continue the hearing to January 14, 2016.
- VII. **To consider continuance of application #15-RT090-03** by R2 Corporation for the placement of 2 storage containers 40'x8'x16' as an Accessory Use to a Conditional Use in accordance with Sections 300, 375, 380, 385, and 470 of the Zoning Bylaw. The property is located at 238 Route 100 in West Dover and is known as Sports Odyssey. Parcel #RT090.

ZA Cerchio testifies that the hearing has been properly warned and posted.

Applicant Kathy Gaede testifies that she has written permission to represent the property owner, R2 Corporation.

Applicant Gaede testifies that all abutters have been properly notified and in a timely manner. No conflict of interest existed among Board members.

Applicant testifies that ZA Cerchio's summary is accurate.

The following exhibits were introduced:

Exhibit A: ZA Cerchio's summary of application

Exhibit B: Google Earth map of property indicating set-back dimensions

Applicant testifies to the following:

- In order to meet the setbacks, the storage containers will be turned length wise and abutted against each other
- Each container is 8 feet wide x 40 feet long for a total of 16 feet in width, 40 feet in length
- Containers are located 20 feet from the north side of the building & are placed 74 feet from the center line of the road
- From the center line of the road to the river is 174 feet
- There will be a distance of 51 feet from the river to the back of the containers
- There will be a distance of 93 feet from the north boundary of the property to the containers
- There are no plans for landscape screening around the containers
- The containers should not be there too long—by next summer, property owner anticipates they will be gone
- Parking lot is to be paved next summer also

ZA Cerchio testifies to the following:

- The property is not in the flood plain
- There was a loss of 5 parking spaces which brings it down to 52 spaces—but requirements are still being met more than adequately

The Board will take into consideration Section 385 (5) regarding adequacy of screening during Deliberative Session

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

VIII. To consider any other business which may legally come before the Development Review Board.

- Approve minutes of Oct 22, 2015

On a motion by Board member Montello, seconded by Vice Chair Lynch, the Board voted 3-0-1 to approve the minutes of October 22, 2015. (Prial abstained)

On a motion by Vice Chair Lynch, seconded by Alternate Prial, the Board unanimously agreed to move into Deliberative Session at 7:20pm

On a motion by Vice Chair Lynch, seconded by Board member Montello, the Board unanimously moved out of Deliberative Session at 7:40pm and the meeting was adjourned.

Next hearing is scheduled for January 14, 2016

Respectfully submitted by Jeannette Eckert, Recording Secretary

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