

***Town of Dover  
Development Review Board***

***Meeting Minutes  
December 12, 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 7:00pm by 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: Chair Sarah Shippee, Jim Lynch & Ned McElroy  
The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Applicant John Redd & Steve Montello.
- V. A draft of the minutes for the meeting will be posted by Tuesday, Dec 17, 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. **To consider continuance of application #13-FS000X-01** by John Redd on behalf of Seasons on Mount Snow, LLC for a 15 lot subdivision to be known as Sundance Village in accordance with Sections 335, 380, 385, 405, and 475 of the Zoning Bylaw. The property is located at the top of Season Drive in West Dover and will be accessed by a ROW from Seasons Drive. Parcel #FS000X

The following information was requested of the applicants in a letter dated 11/26/13:

- 1) Written comment from the Dover Conservation Committee or Forrest Hammond, State Wildlife Biologist as testified to in the hearing—dated July 13, 2012
- 2) Financial analysis, as testified to in the hearing—dated June 13, 2012 by Doug Kennedy Advisors.
- 3) Most recent traffic study; it is understood that this document may be up to 5 years old. Please also provide any, more recent, relevant statistics—memo dated October 25, 2013 by SVE Associates stating that the January 16, 2009 report is still valid.
- 4) Landscape diagrams—prepared by SVE Associates, revision dated 9/4/13. Submitted to Seasons HOA.
- 5) Property Deed—dated September 28<sup>th</sup>, 1987, on file in Town Clerk's office.
- 6) Draft agreement between Applicant and Seasons on Mount Snow Homeowner's Association--drafted October 5, 2001.

- 7) Letters from Dover Police, East and West Dover Fire, Deerfield Valley Rescue, and Town Roads Commissioner noting their review of the Application—pending.

Applicant John Redd testifies to the following:

- The municipal depts. are in the process of completing letters as requested in #7 above
  - Depts. met on Wed the 11<sup>th</sup> to fill out Municipal Impact Questionnaire
- All other information requested (#1-6) was provided to the Board
- Total bedroom limit is controlled by two factors:
  - Water yield from the well which is actually 63 bedrooms
  - North Branch Fire District—sewage allocation
- Bedrooms are allocated by lot:
  - 9 lots @5 bedrooms allocated; 5 lots @4 bedrooms allocated=65
  - Architectural review & plans need to be approved—control on number of bedrooms/over-building
  - 65 is the absolute maximum allowed by North Branch
- Construction planned to begin in 2014: clearing, road, utilities & landscaping—subject to obtaining permits
- Planned completion date of 2016—pending Act 250 permits--can request two 1-year extensions from ZA Cerchio
- There is no limit to the number of homes that can be constructed at one time—however it is highly unlikely that all would be built at once
  - 14 buildable lots
- Plans to improve the entrance to Seasons are intended but that process has not begun yet

Steve Montello, agent for Seasons HOA, testifies to the following:

- Seasons Home Owners Association does not request any limit on the number of houses constructed per year.
- SHOA has not reviewed or issued comments on the final plans
- Construction on ski trail needs to be done in summer as previously agreed to
  - Home owners main concern is ski trail access

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

**VII.** To consider any other business that may legally come before the Dover Development Review Board.

On a motion by Board member Lynch, seconded by Alternate McElroy, the Board unanimously agreed to move into Deliberative Session at 7:32pm

The Board came out of Deliberative Session at 8:05pm & the hearing was adjourned.  
Next hearing in January is to be determined.

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](http://www.doververmont.com).*