

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

***Meeting Minutes***

**May 28, 2015**

**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 Sarah Shippee.
- II. The notice of hearing was read into the record.
- III. Board members present were: Chair Sarah Shippee, Vice Chair Jim Lynch, Geraldine Golet, & Steve Montello. The Zoning Administrator, David Cerchio and Recording Secretary Jeannette Eckert was also present. Bob Harrington, Bob Rubin, Linda Holland, Mike McGillion & Rich Caplan were also present.
- IV. A draft of the minutes for the meeting will be posted by Tuesday, June 2, 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.
- V. **To consider application #15-DO015-01** by North Branch Fire District #1 for the construction of a shed/storage facility in accordance with Sections 300, 375, 380, 470 and 385 of the Zoning Bylaw. The property is located at 78 Dorr Fitch Road in West Dover. Parcel #DO015X.

ZA Cerchio testifies that the hearing has been properly warned and posted  
Applicant Linda Holland testifies that all abutters have been properly warned and in a timely manner

Applicant Holland testifies to the following:

- North Branch would like to construct a storage shed (16'x12')
- Storage for summer equipment (lawn mowers, rakes) in the winter
- Storage for winter vehicles and snowmobiles in the summer
- No electricity, no running water, no heat
- Gas tanks are emptied after each season for storage; no flammable objects will be stored
- Wooden structure
- Meets all set back requirements

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

- VI. **To consider continuance of application #15-AIR00-02** by Hermitage Inn Real Estate Holding to construct a maintenance facility/hangar as conditional use in accordance with Sections 380, 385 and 470 of the Zoning Bylaw. The property is located at 69 Airport Road and is known as the Deerfield Valley Regional Airport. Parcel #AIR00.

ZA Cerchio testifies that the hearing has been properly warned and posted  
Applicant Mike McGillion testifies that all abutters have been properly warned in a timely manner

Applicants Rubin, Harrington & McGillion testify to the following:

- Would like to construct a hangar/maintenance storage facility
- Temporary storage of aircraft only; no temporary storage of flammables with the exception of fuel in the aircraft's gas tank
- Permits have been obtained from the Dept. of Public Safety
- Act 250 permit was due to be effective May 27, 2015
- Will be constructed on an existing foundation
- Fire protection has been addressed with both Wilmington & Dover Fire Depts.
- Similar construction to other existing five hangars except with insulation and heated by propane
- Industrial lighting inside and downward facing lighting outside, same as existing lighting throughout airport
- One other hangar is 60'x80'; four others are 40'x60'
- Small jets, single engine planes can be accommodated
- May not be always transient use; may rent long term
- Two small planes could fit inside the hangar
- Second to last hangar to be constructed in Dover as part of Master Plan
- In 1987 Bob North was approved for an 8 bay hanger
  - Foundation was poured but never built on
- No issues with wetlands or buffer
- Setback is between 50 to 80 feet
- Wooded strip/vegetated buffer of at least 25 ft. in width will be maintained between the structure and abutting residential area
- Remove last page of application (tax map) and replace with corrected color survey by Ben Joyce—labeled Exhibit A.
- Applicant stated that a mylar could be filed upon approval of the application

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

- VII. To consider continuance of application #15-RT065-03** by Richard Caplan of Andirons Re-Development to amend their PUD for an addition of a 60'x80' structure to be used as a restaurant annex and seasonal farm stands in accordance with Article 7, and Sections 375, 380 and 385 of the Zoning Bylaw. The property is located at 183 Route 100, West Dover and is known as Hermitage Deerfield Valley RE. Parcel #RT065.

ZA Cerchio testifies that the hearing has been properly warned and posted.  
Applicant Rich Caplan testifies that all abutters have been notified and in a timely manner.

Applicant Caplan testifies to the following:

- Put a tent up last year—at that time, did not ask if frame could be kept up year round
  - Would like to retain frame for several years
  - Would like to possibly to put a building there in the future
  - Temporary fix at present
- No issue with parking—more than enough spaces

- Gallonage has been updated with North Branch
- Tent is located where the swimming pool was once located
- Concrete pad represents the structure at 44'x66'
- Tent is actually 60'x80'x20' centered but slightly overlapping the concrete pad
- 90 ft. setback from one corner of tent to Valley Trail
- 40 ft. setback from other corner of tent to Valley Trail
- 220 ft. setback from tent to Country Club Rd
- Ortho map shows setbacks—not dimensions of the building
- Doors on the tent are hinged on north and east sides
- On the east side there are also two tent panels that slide from side to side
- No storage during the winter months
- Frame and doors will stay in place year round

On a motion by Board member Lynch, seconded by Board member Golet, 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 April 23, 2015  
On a motion by Board member Montello, seconded by Board member Golet, the Board voted 3-0-1 to approve minutes of April 23, 2015 (Lynch abstained)
- Reappoint Sarah Shippee as Chair  
On a motion by Board member Montello, seconded by Board member Golet, the Board unanimously re-appointed Sarah Shippee as Chair

On a motion by Board member Golet, seconded by Board member Montello, the Board unanimously agreed to move into Deliberative Session at 7:50pm

On a motion by Board member Montello, seconded by Board member Golet, the Board unanimously agreed to move out of Deliberative Session at 8:00pm

**IX. Adjournment:**

On a motion by Board member Montello, seconded by Board member Golet, the Board unanimously agreed to adjourn the meeting at 8:00pm

Respectfully submitted,  
Jeannette Eckert, Recording Secretary

*POSTED AT: Town Clerk's Office, Administration Office, Dover Free Library,  
East Dover Post Office & [www.doververmont.com](http://www.doververmont.com).*