

Town of Dover
Development Review Board

Meeting Minutes
February 28, 2019 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, Jon Prial & Alternate Heather Kelly. The Board introduced themselves to the audience. Zoning Administrator Tabi Freedman and Administrative Assistant, Jeannette Eckert was also present along with Applicant Walter Bansley IV.
- V. 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.
- VI. A draft of the minutes for the meeting will be posted by Tuesday, March 5, 2019 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.
- VII. **To consider application #19-RT015-01** by Leatherneck Associates, LLC for a PUD Change of Non-Conforming Use from Retail to Manufacturing, Packaging or Processing (Brewery) and from Office to Bar (Taproom).

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

Applicant & owner of the property, Walter Bansley IV, testifies that all abutters have been properly warned & in a timely manner.

No interested parties were present or provided written testimony.

No conflict of interest was present.

The Applicant testifies to the following:

- Owns the building where Bennington Furniture is housed at 33 Route 100; it was operated as a furniture store for the last 10 years but they are moving out
- Desires to open a Craft Brewery on the site
- Requests a change of use—going from one non-conforming use to another non-conforming use
- Classifies brewery under manufacturing in the bylaws
- Needs certain gallonage from North Branch Fire District for the number of seats; nothing to do with the actual brewing

- Gallonage has been approved for up to 34 seats at this point; may expand that at a future date
- Parking is sufficient for 54 seats with 23 parking spaces including one handicapped
- Whole first floor is a going to be a brewery; 1/3 manufacturing and 2/3 for public as a bar and patron seating area
- Entire 2nd floor will be residential; already authorized/zoned as an apartment
 - Bennington Furniture did not use the space as an apartment
- Timeframe on the project: plan is to open in the Fall of 2019
- Pending application with the State for a brewery permit; Act 250 is underway as well
- Mance Engineering of Bennington reviewed the traffic impact and testified in writing that a traffic study was not needed

The Board took a short recess at 7:16pm

The Board reconvened at 7:20pm

On a motion by Board member Prial, seconded by Vice Chair Lynch, the Board unanimously agreed to continue the hearing to March 14, 2019

Chair Shippee informs the Applicant that the hearing will be continued to ensure that the application is complete; if there is any additional information needed, the Applicant will be notified in writing. If none is needed, the hearing will be opened and closed on March 14th. Applicant notifies the Board that he can not be in attendance on March 14th but can be available via telephone or in writing.

ZA Freedman requests verification on the pricing of the application: as the 2nd floor is already zoned and permitted for an apartment, is the pricing on square footage only on the change of use portion?

Vice Chair Lynch verifies that it is only on the change of use portion

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

- Approve minutes of Feb 7, 2019

On a motion by Vice Chair Lynch, seconded by Alternate Kelly, the Board voted 3-0-2 to approve minutes of Feb 7, 2019 (Prial abstained)

- Recommendation for re-appointments: Chair Shippee will compose a letter to the Select board for March 19th meeting; Laurie Newton will be stepping down as alternate; a former member, Gerie Golet has expressed interest in returning to the Board

On a motion by Vice Chair Lynch, seconded by Alternate Kelly, the Board unanimously agreed to move into Deliberative Session at 7:30pm

On a motion by Vice Chair Lynch, seconded by Alternate Kelly, the Board unanimously agreed to move out of Deliberative Session at 7:40pm

IX. Adjournment at 7:40pm

Respectfully submitted by Jeannette Eckert, DRB Administrative Assistant

*POSTED AT: Town Clerk's Office, Administration Office, Dover Free Library,
East Dover Post Office & Town website www.doververmont.com.*