

Town of Dover
Development Review Board

Meeting Minutes

May 10, 2018 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, Jon Prial & Heather Kelly. The Board introduced themselves to the audience. The Chair welcomed Heather Kelly to her first hearing as a DRB alternate.
Zoning Administrator Wayne Estey and Administrative Assistant, Jeannette Eckert was also present along with Applicant Marc Schauber & Design Engineer John Guminak.
- 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, May 15, 2018 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.
- VII.** **To consider Application # 18-SG006-01** by Marc B. Schauber to build a single-family home in a sensitive wildlife resources overlay district.

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

Applicant Schauber 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 following exhibits were introduced:

Exhibit 1: Map of the parcel which indicates the house site at end of driveway

Exhibit 2: Tax map of SG006 from www.doververmont.com/dover-mapping-program-link

Exhibit 3: Forest Management Plan prepared by George Weir & Hayden Lake, Consulting Foresters

Exhibit 4: Notes and comments from Forrest Hammond, Wildlife Biologist

Exhibit 5: Letter to Applicant's Attorney Robert Fisher from John Sinclair, USDA

Applicant Schauber testifies to the following:

- Parcel SG006 is located within the sensitive wildlife resources overlay district; otherwise the permit could have been issued by the Zoning Administrator
- 90 of the 95 acres has been entered in the current use program
- Parcel is bordered by National Forest on the northern and eastern sides (VX001X)
- Applicant refers to sheet C-1 created by John Dupres of Trinity Engineering indicating the wastewater system design (part of the application)
 - Sheet A1.1 (also part of the application) refers to the site plan for the location of the residence
- Applicant met with Mr. Hammond for several hours; No concerns with his comments or suggestions
- Work on Johnson Hill Trail— making improvements to the trail
- May 16th Select board public hearing granted permission for these improvements; all responsibility falls on the Applicant, not the Town, for clearing, plowing, maintaining
- Hathaway Trail is being developed for the Someday Project which borders the southern tip of the Applicant's property
- Applicant will not be using Hathaway Trail to access his property
- John Dupres indicated that no Act 250 permit was needed for the driveway
- Expanded Johnson Hill Trail to 14 feet wide to accommodate snow mobiles
 - 12-foot-wide section cut off to the side to accommodate grooming machine
 - Center line of the existing trail is the 50 foot Right of Way
- Green Mountain Power determined the placing of underground lines to be within 10 feet of the eastern edge of the improved trail to bring power to the house site
 - Exhibit 5 indicates that a special use permit is not needed
- Clearing for the driveway & septic system
 - Diverting driveway away from the septic system (was originally too close to septic)
- House site will be cleared to afford a view of Mt Snow
- Clearing will be limited to within the 5-acre zone that has been allotted
- No intention of subdividing or additional clearing
- Johnson Hill Trail is the access to Applicant's land
- National Forest is planning on clearing some land to foster natural habitat
 - Logging trucks, if needed, will be maintained by the National Forest crew
 - Any damage/erosion to the trail from this process will be addressed by the National Forest crew
- Travel way for bear migration—located more north of the property
- Addressing trash control—Applicant will keep trash locked in the garage—will be careful about that concern
- Applicant considers this his lifetime home—plans to live here to the end of his days
- If any changes occur to the footprint, Applicant would have to come back to DRB
 - Hypothetically, the Applicant can make changes *up to but not exceeding* the original footprint

On a motion by Alternate Kelly, seconded by Board member Prial, 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 March 22, 2018
 - Defer to next meeting--Cannot be approved given the Board members present

On a motion by Board member Prial, seconded by Alternate Kelly, the Board unanimously agreed to move into Deliberative Session at 7:40pm

On a motion by Board member Prial, seconded by Alternate Kelly, the Board unanimously agreed to move out of Deliberative Session at 8:10pm

IX. Adjournment at 8:10pm

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.