

Town of Dover
Development Review Board

Meeting Minutes
May 23, 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, Jon Prial & Alternates Heather Kelly & Geri Golet. The Board introduced themselves to the audience. Zoning Administrator Tabi Freedman and Administrative Assistant, Jeannette Eckert was also present along with Applicant CS Wurzberger & Cory the parrot, Steven Anderson, & Brooke Boucher.
- 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 28, 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-RT016-01 84 Route 100 West Dover VT 05356 by CS Wurzberger** to consider approval for additional conditional uses, adding Indoor Recreation and Accessory Apartment to existing Retail use.

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

Property Owner Darryl Belval has signed the permit application authorizing the Applicant to act on his behalf.

Applicant CS Wurzberger testifies that all abutters have been properly warned & in a timely manner.

No conflict of interest was present. Chair Shippee indicates that she is an abutter to the property in question but does not feel there is any conflict of interest

Applicant Wurzberger testifies to the following:

- Property is currently zoned for retail use
- Applicant is an educator, speaker, author with 35+ years of experience and has been self-employed for 6 years conducting similar programs focusing on leadership, stewardship and entrepreneurship
 - Offers all types of programs for children and adults
- Will be selling books, educational toys, VT products in the retail gift shop

- Applicant is also a partner in the 1863 Country Store in Wilmington whose products will also be offered
- Awesome Animal Academy will house an enclosed parrot aviary where the birds can interact with the public
- Plenty of parking to accommodate cars and school buses

ZA Freedman explains the calculation of the parking plan

- Went with the square footage of the overall area and the expected number of participants that might be in the building
- Worked with existing parking allotted for restaurant area and made sure there was enough parking to cover the expected number of people in a classroom or bed setting; allowing extra space for school bus and accessory apt.
- Building is 3536 square feet
 - Accessory Apartment is 840 square feet including front and back decks on the apartment
 - Remaining square feet of space is 2696
- Building is already zoned for retail; request to make the addition of accessory apt. and indoor recreation
- Proposed 12' x 30' deck on left side of building; old one coming down and new one will run the length of the building to create a more uniform look
 - Deck will provide a safe space for outdoor recreation without being in the parking lot
- Whole building is being re-sided as well
- Two bathrooms are existing and up to code
 - Partial bathroom plumbing exists in the accessory apt space
- Applicant is fully involved in the maintenance & upgrade of the property
 - Property is being owner financed right now
- Gallonage from North Branch? Applicant does not have it as of yet; will need documentation of gallonage from Linda Holland
- One example is recent participation in a grant program in North Adams for under privileged children which made a great impact on them
- Cory, a rose breasted cockatoo from Australia, is an example of the type of animal folks can interact with
 - Wings are clipped so he does not fly; life expectancy of 80 years; other birds from Guatemala & Argentina
- Currently a MOOVER bus stop; hopes that will continue, there is still room to pull off; see it as a benefit
- Virtual expeditions; Travels all over the country in a large RV; desires to make Dover its home base
- Hours of operation may occur at a maximum of 7 days a week, 8am to 10pm
- Hoping to open July 4th weekend

On a motion by Board member Prial, seconded by Alternate Kelly, the Board agreed to a brief recess at 7:39pm

The Board returned to session at 7:43pm

Tollgate Village abutters Steven Anderson and Brooke Boucher of 85D Route 100, testify that they are very happy about the project; excited and totally supportive of it.

On a motion by Alternate Golet, seconded by Board member Prial, the Board unanimously agreed to continue the hearing to June 13th at 7pm

If any additional information is needed, the Applicant will be notified in writing prior to June 13th

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

- Approve minutes of March 14, 2019

On a motion by Alternate Kelly, seconded by Board member Prial, the Board voted 3-0-1 to approve minutes of March 14, 2019 (Golet abstained)

On a motion by Alternate Kelly, seconded by Board member Prial, the Board unanimously agreed to move into of Deliberative Session at 7:48pm

On a motion by Alternate Kelly, seconded by Board member Prial, the Board unanimously agreed to move into of Deliberative Session at 7:55pm

IX. Adjournment at 7:55pm

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.*