

Town of Dover
Development Review Board

Meeting Minutes

October 27, 2016 at 6:00 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 6:00pm 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, Geri Golet, Stephen Palermo, Laurie Newton. The Board introduced themselves to the audience. The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Applicants Richard Werner and Diane Jaber.
- 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 to appeal the Decision to the Environmental Court.
- VI. A draft of the minutes for the meeting will be posted by Tuesday, November 1, 2016 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 continuance of application #16-OL000-01** by Mr. Richard Werner on behalf of Clock Tower Development, LLC to amend their PUD for an extension of the completion date of the project in accordance Article 7, Section 720.G of the Bylaw. The property is known as Outlook at Mount Snow and is located at the North Access Road in West Dover. Parcel #OL000.

ZA Cerchio testifies that the hearing has been properly warned and posted

Applicant Werner has authorization to represent Clock Tower Development and testifies that all abutters have been properly notified & in a timely manner

Applicant Werner testifies that ZA Cerchio's summary is accurate (labeled Exhibit A)

Applicant Werner testifies to the following:

- Requests a 12-year extension to the zoning permit/PUD due to financial consideration and market fluctuations
- 5 buildings have been completed to date
- Close to 33% of the project has been completed
- Still need to put up 4 buildings in the lower area: three residential and one amenity building
 - A three-unit building is currently under construction

- There will be a total of 9 residential buildings in the lower section when completed and 4-5 buildings in the upper area; construction has not yet begun in the upper area
- Permit expires Dec 31st 2016; requesting to extend to 2028
- Road is roughed in to where lower units will be constructed; it is not paved
- Setbacks and density for the area have not changed since the permit was issued
- No restrictions on the length of extensions granted by the Board

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

VIII. To consider application #16-SR017-01 by Colorado Ski Shop for three additional signs in accordance with Section 130 of the Dover Sign Ordinance. The property is located at the corner of 1 Stugger Road and Route 100. Parcel Number SR017.

ZA Cerchio testifies that the hearing has been properly warned and posted
 Applicant Diane Jaber, owner of Colorado Ski Shop, testifies that all abutters have been properly notified and in a timely manner

Applicant Jaber testifies that the ZA's summary is accurate (labeled Exhibit A)

Applicant Jaber testifies to the following:

- Requests one additional 2-sided sign and one additional sign on the building
 - "Rentals" sign on building would be located on the dormer above entry door
- One business at this location
- Access to the building from two roads—one on Stugger Rd and one on Route 100
- After discussion of the specific details of the requested sign composition, the Applicant affirms that the hand drawn renderings in the Application are accurate

On a motion by Board member Golet, seconded by Alternate Newton, the Board unanimously agreed to close the hearing

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

- Approve minutes of Sept 22, 2016 and Oct 13, 2016

On a motion by Board member Golet, seconded by Alternate Palermo, the Board voted 3-0-1 to approve the minutes of Sept 22, 2016 (Newton abstained)

On a motion by Chair Shippee, the minutes of Oct 13, 2016 were unanimously approved by default as she was the only member in attendance at the Oct 13, 2016 hearing.

On a motion by Board member Golet, seconded by Alternate Palermo, the Board unanimously agreed to move into Deliberative Session at 7:00pm.

On a motion by Board member Golet, seconded by Alternate Newton, the Board unanimously agreed to move out of Deliberative Session at 7:30pm and the hearing was adjourned.

Respectfully submitted by Jeannette Eckert, Recording Secretary

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