

Moretown Development Review Board

Minutes of DRB Hearing Held Thursday, April 5, 2012

Application No. 12-08: Dawn Fagan for change of use from Single Family Residence to Bed and Breakfast

The meeting was called to order at 6:30 by John Riley. Other Board Members present were Jim O'Neil, Tom Badowski and Eric Howes (alternate). The Applicant was present as well as Zoning Administrator, Deborah Feldman.

Ms. Fagan's property consists of a residence and 75 acres on Sliverdowl Road. Dawn explained that years ago the road was part of Cox Brook Road, aka Moretown Mountain Road, and became a short dead-end road when Cox Brook Road was rerouted to the southerly side of Cox Brook.

The Applicant does not plan renovations or construction to her current residence. Rather, to rent rooms to guests, with only limited meals anticipated, such as a simple continental breakfast.

The property is located on the Ag-Residential District. Bed and Breakfast is a conditional use requiring review under Section 5.2 of the Moretown Zoning Ordinance.

The residence currently has three bedrooms such that at most three rooms could contain guests at any time. According to Ms. Fagan there is adequate parking for number of vehicles. She anticipate seeking a sign, but is not asking for sign approval as part of the current application.

Ms. Fagan further understands that other State permits may be required but wishes to first gain local approval and then focus on needed State permits. Tom Badowski moved to grant conditional approval for a change in use to a Bed and Breakfast. Jim O'Neil seconds. Conditions applicable are that the business be operated consistent with the filed application and that the Applicant obtain any required State permits to operate as a Bed and Breakfast/Guest House before beginning operation. All approved.

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully Submitted,



John Riley, Acting Clerk