

tnewfane@newfanevt.com

From: neninotices@berkshireeagle.com
Sent: Thursday, November 16, 2023 1:05 PM
To: tnewfane@newfanevt.com
Subject: Order Confirmation

Brattleboro Reformer

Order Confirmation

Order Number: 80895

Legal Template

Custom Legal

Publication(s)/Run Dates

Brattleboro Reformer
11/21/2023

Total Cost: 274.60

Thank you for your order.
Brattleboro Reformer
70 Landmark Hill Drive
Brattleboro, VT
Phone: 413-447-7311
Email: neninotices@berkshireeagle.com
Hours: Monday-Friday, 8 a.m. to 5 p.m.



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PUBLIC HEARING NOTICE

Town of Newfane
Vermont/Development Review
Board

P.O. Box 36, Newfane, VT 05345
Phone (802) 365 7772 Fax (802)
365 7692

The Newfane Development Review Board (DRB) will hold a public hearing at **6:00 PM on Tuesday, December 12, 2023**, at Newfane Town Hall 555 Vermont Route 30 in Newfane and via zoom.

The hearing is to consider the application #23-047 by Suzanne Edgren-Inez for approval of a short-term rental at 332 River Road (Tax Lot #00-B-117 and 00-B-117-1).

The Newfane Zoning By-Law has no ordinance related to the operation of a short-term rental. The Zoning Administrator directed the applicant to apply for a Bed & Breakfast approval. A Bed & Breakfast is defined in the Newfane Zoning By-law as:

A single-family dwelling occupied by the owner or operator, in which not more than six double occupancy rooms within the dwelling and/or in an accessory structure located on the same lot, are rented out to provide overnight accommodations to transient travelers. Individual cooking and eating facilities shall not be provided; food and beverage service shall be limited to overnight guests. The bed and breakfast shall function as a private home with house guests.

The subject property is in the Rural Zoning District. Bed & Breakfast is a Conditional Use in this district, if approved by the DRB, in accordance with section 212.5 of the Newfane Zoning By-law. The parking requirement for Bed & Breakfast usage is "1 space per rented bedroom, plus 2 spaces for the owner of the property", per section 450 of the By-law.

A site visit at 5:00 PM will precede the hearing.

The application to be considered at the hearing is available for public review at the Newfane Town office, Monday through Thursday from 8:00 AM to 5:00 PM.

Persons wishing to appear at the public hearing may do so in person or via zoom as well as by a representative or attorney or through written comment. Participation in the public hearing portion of these proceedings is a pre-requisite to the right to take any subsequent appeal.

To participate via zoom:

Join Zoom Meeting
<https://us06web.zoom.us/j/88994817326?pwd=hDDii7f5Qd7EDBMbIHkTRf0Vb5gQ6M.1>
Meeting ID: 889 9481 7326
Passcode: 486958
One tap mobile
+16469313860,88994817326#, *
486958# US
+19292056099,88994817326#, *
486958# US (New York)
Newfane Development Review
Board
Erica Walch, Secretary
November 15, 2023

PUBLIC HEARING NOTICE

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P.O. Box 36, Newfane, VT 05345
Phone (802) 365 7772 Fax (802) 365 7692

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Passcode: 486958

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Newfane Development Review Board
Erica Walch, Secretary
November 15, 2023