

**FINAL**

**Town of Wallingford, VT Development Review Board (DRB)  
Findings of Fact, Conclusions of Law, Decision & Order(s)**

**Application #26-02:** Continue to use property as a horse training facility (permit 87-80) and add dog training.

**Applicants:**

*Owner:* Barbara E. Roberts 8140 NW 121 Ave., Ocala, FL 34482

*Phone:* 352-502-5461

*Email:* inglenmorgans@aol.com

*Purchasers:* Nathan & Courtney Harvey (Purchasers) 66 Roy Ave., Rutland, VT 05701

*Phone:* 802-353-1794

*Email:* [nate@everydaycaninevt.com](mailto:nate@everydaycaninevt.com)

**Subject Property Location:** 580 Sugar Hill Rd., East Wallingford, VT 05742

**Town Parcel:** 0060580

**INTRODUCTION**

The Zoning Administrator (ZA) received the initial application which was reviewed on 2 February 2026.

Per Article III of Wallingford Zoning Regulations (effective 5 August 2024), the ZA determined that the application required DRB review and was denied/referred to the Appropriate Municipal Panel on 2 February 2026. The Applicant (Harvey) is purchasing and acting as the Agent for the Property Owner (Barbara Roberts) who signed the application via online signature. Abutting property owners were notified (documented by Certificate of Mailing) of this application on 3 February 2026 that a Public Hearing was scheduled for 7:00 pm, 18 February 2026. Public Notice was also given by Front Porch Forum (2 February and 13 February). Notices were posted in Town Hall and the Post Office Bulletin Boards on 3 February.

Accordingly, a Public Hearing was convened by the DRB at 7:00 pm on 18 February 2026, with a quorum of Members in attendance and via phone-in. The Zoning Administrator, Applicants Nathan and Courtney Harvey. Mike Roberts (representing the Property Owner) were in attendance, sworn in, and submitted testimony. There were no other Interested Parties testifying.

Jurisdiction was taken by Article IV General Regulation Section 412, Article V Specific District Regulations, Section 501 Forest and Recreation Conditional Uses), Article VI (Administrative and Enforcement)

After hearing testimony from Applicant and any Interested Parties; the DRB closed the Hearing to Testimony, and continue deliberations in an Open Meeting format to consider the following:

**FINAL**

**FINDINGS of FACT**

1. The subject property is located in the Forest and Recreation Zoning District
2. A prior Permit had been issued in 1987 to train horses.
3. At one time the current owner had a Doberman Rescue League operating on the property
4. The Applicant stated the dog training would be on a daily basis not overnight (no dog boarding).
5. Mr. and Mrs. Harvey wish to operate the foregoing business out of their home. Customers will board up to five dogs with the Harveys for about a month and a half each for intensive training. While the Harveys could board a maximum of five dogs for this purpose, they anticipate that only one or two dogs will be at the property. The dogs will be housed in indoor kennels inside the existing garage.
6. The Harvey's do not own the property and are in the process of purchasing it.
7. An approved permit is requested by the Harvey's Lending institution for a Commercial Loan.

**CONCLUSIONS of LAW**

1. The property is located in the Forest and Recreation Zone which requires a Conditional Approval from the DRB.
2. A prior permit (87-80) had been issued to permit horse training on the property.

Based on the Application documentation, Testimony of Record, and Review of the applicable regulations, the Wallingford Development Review Board hereby

**APPROVES APPLICATION #26-02 with the following CONDITION:**

Permit application approval will be null and void if the sale of the Property to the Harveys falls through.

**DECISION and ORDER**

WHEREAS the Wallingford Development Board APPROVES this Decision with its CONDITIONS, which is to be attached to final PERMIT #26-02, as follows:

Bruce Dobbins: Approve; David Ballou: Approve; Jill Burkett: Approve;  
Elizabeth Blaisdell: Approve

**FINAL**

This Town approval does not release the Applicant from obtaining any other local, state, or federal approval or permit their application may require. Any alteration to the approved application without written prior Town approval, misrepresentation to the facts presented in the application and public testimony, or failure to comply to other Vermont State and Federal permits required are grounds to revoke this local permit.

Any Decision by an Appropriate Municipal Panel is subject to appeal by an Interested Party to the Vermont Environmental Court, within 30 days of the formal decision, as defined in the Town Regulations, and 24 VSA 4471(a), with a copy submitted to the Town, in accordance with the Act.

Approved on behalf of the DRB by  23 4/12, 2026  
Bruce Dobbins, Chairman, DRB

Received by Zoning Administrator: , 2026