

Dummerston Planning Commission

Unapproved Minutes

June 7, 2022

Present: Maria, Gina, Daniel, Bob, Sarah

Absent: Annamarie

- Approve minutes of May 1, 2022
 - Bob 1st Sarah 2nd, i's all around
- (6:33) Correspondence
 - 7 member commission was approved by the Selectboard. Only need 4 for quorum
 - From Roger: Changes to wetland maps that we should be aware of, it should be included in the next town plan
 -
- (6:37) Public Comment
 - No public Comment
- (6:42) Review:
 - Solar Development & Screening,
 - Solar development and screening
 - Do we want to update the existing screening bylaw? Local zoning can regulate screening but not setbacks for solar projects. Can we institute a setback for screening? Does the screening require a setback? 15 to 150kwh only. screening from adjacent properties.
 - screening can be a privacy fence or trees/ shrubs.
 - There is already a zone required for landscaping between residential and commercial.
 - Landscaping doesn't mention screening currently. Maybe add screening in the landscaping.
 - Screening may be required unless waived by DRB. Continue working on wording, check with Roger and DRB.
 - Brattleboro zoning talks in terms of renewable energy rather than just solar. They must be removed if they are out of service. Energy generation facilities.
 - More work is required on this over the next month
 - Recreational Trails & the Town Plan,
 - Parking on side of road?
 - signage? Kiosk? Bulletin boards?
 - Mostly addressed in conditional use permits.
 - Putney Mt did a conditional use permit a year or so ago that seems to have gone well.
 - Helipad & Airstrip
 - Not many Vermont towns are really addressing Heli-pads at this point. Stratton has something. Consider restricting it completely except certain zones and in these designated zones it can be a conditional use permit. There was an air strip

on rt 5 but it isn't in operation now. If we have nothing then the department of transportation may make all the decisions without any concern for local concerns. Not allowed unless its with a conditional use permit on a commercial zoned property.

- Town Plan timeline and Conservation Commission role
 - 8 years from when the last town plan was approved in 2018 we will need to update. Bob thinks it may be 5 years. Sarah says it's 8 years now and was 5 in past years.
 - 6:40 Sarah to call Jon Bennet to see if there are things that we need to update.
 - Regina asks about funds available for work on the plan. In the past John Benet took notes and helped with the town plan and this was funded with a grant.
(Maria) No major overhaul changes are expected to be needed to this next plan.
- (7:25) Next meeting: To be announced.
- (7:28) Items for next meeting agenda:
 - There will be no July meeting. The next meeting will be in August.
 - Food trucks: Temporary signage may need some additional clarification.