

**Dummerston Planning Commission**  
**March 1, 2010**  
**DRAFT Minutes**

**Present:** Commission members, Cindy Wilcox, David Ryan, Steve Glabach, Matthew Hoffman, Regina Rockefeller, Deb Forrett, and Sam Farwell (6:45)

**Absent:** none (2 vacancies)

**Also present:** Maria Glabach

**Minutes:** Minutes of January 4<sup>th</sup> were approved unanimously. There was no meeting in February.

**New Commissioners:** After some discussion of the selectboard's process for selecting new commission members, Steve and Deb asked to be among the next PC members on the interview panel should the selectboard ask for participation from the PC. David and/or Cindy will also participate. Matthew would like to submit some questions to be asked by the interviewers.

**Mail:** There was one WW permit and several notices of workshops on March 10<sup>th</sup>. One was the VLCT Interactive Television session on what local Boards should know about issues before the Public Service Board. The other was the Conservation Commission's meeting with a guest speaker from Hartford on wildlife corridors and ways in which his town had dealt with them in their plan and zoning. Matthew will attend this.

**Taskforce Reports:**

**Zoning Bylaw Update:** Reg reported that the committee had met with the intention of finalizing most of the corrections needed by the zoning administrator. However, because Charlotte was not able to be there, they tackled Home Occupations, Home Business and Home Industry (collectively called Home Enterprise) instead. Discussion ensued regarding how to reach people with these types of businesses for a workshop, perhaps in April. The list of businesses in the Handbook was a place to start with a mailing, the website can carry the draft, and both phone calls and "word of mouth" were all suggested. The draft will be ready for the PC to discuss at the next meeting. Next meeting of the subcommittee is on April 25<sup>th</sup> (last Monday).

**Routes 5 & 30 Corridor Studies:** Steve reported on the meeting with people interested in properties from the Brattleboro line to Houghton/Carpenter Roads. He thought it was well attended and successful. (minutes of this subcommittee are on line on the Town website). The next meeting will address properties from Houghton Road to Canoe Brook Road, at the Learning Collaborative on March 8<sup>th</sup>. There will be two more information gathering meetings for the northern portion of Rte 5 and for all of Rte 30 respectively. Reporting to the selectboard and PC is expected in September. The committee is studying the industrial areas on each end of Rte 5, water availability, agricultural and gravel resources, unbuildable lands, as well as suitable densities and districts.

Historic Settlement Areas: Cindy passed out flyers for Slab Hollow, Dummerston Center and West Dummerston Village, each inviting the residents to attend a workshop to discuss where the boundaries for each area should be on the new Zoning map. The backs of the flyers will have a map of the area with property lines and building locations superimposed on an orthophoto. Each property owner can bring his/her idea of where the boundaries should be and all can be discussed at the gathering. The PC will make the final decision on what to include on the zoning map based on the resident's input. The meetings will be: Slab Hollow on March 29<sup>th</sup> at the Church, Dummerston Center on April 26<sup>th</sup> at the Church and West Dummerston Village on May 31<sup>st</sup> at the Community Center. David & Cindy will run the workshops.

Procedures Manual: With three possible new members on the commission, Deb has agreed to duplicate ten copies of the manual she put together. Cindy will try to get the publications from WRC and/or Secretary of State; otherwise we will duplicate them from the on line versions on VPIC. That way, we can all have the same resources in hand.

Agriculture: Matthew has agreed to chair this subcommittee and will start collecting names from the community for membership. He was asked to get a start on the issues surrounding "agri-tourism" and how to encourage ways for farms to supplement their incomes from events other than agricultural ones. There are several action steps in the plan which refer to this. This may be less of a zoning issue and more of a permitting one along the lines of the liquor license process. It has been suggested, and was reiterated, that we have an "events permit" for all events in Dummerston of a certain magnitude; that this permit apply to all (not just farms); and that it be inexpensive but fair. The PC could help define the parameters of what uses would qualify for these permits in terms of traffic, noise etc.; but it would probably be granted or denied by the selectboard under the authority of an ordinance.

Other Business: There was a short discussion on the potential of doing a workshop on the relationship of land use regulation and property values. However the PC has enough on its agenda right now and decided to defer this idea.

Steve asked Cindy to check up on the WRC time remaining for the Corridor study.

The PC organizational meeting will be April 5<sup>th</sup>.

Meeting adjourned at 7:37

Respectfully submitted, Cynthia G. Wilcox, clerk *pro tem*