

MINUTES
DUMMERSTON PLANNING COMMISSION
MARCH 7, 2012
APPROVED MINUTES

Present: Cindy Wilcox, Bill Schmidt, Steve Glabach (left from 7 – 8:30), Rich Cogliano, Sam Farwell, Deb Forrett, Andrew MacFarland **Also Present:** Brenda Davis, Mark Whitaker, Maria Glabach, Charlotte Annis, Eva Greene, Jody Normandeau, Paul Normandeau, Greg Brown, Beverly Tier, Bob Wainwright, Elizabeth Catlin, Jeff Nugent **Absent:** Annamarie Pluhar

Cindy called the meeting to order at 6:30 pm at the Dummerston Historical Society building. She opened the floor for nominations for Chair of the DPC for the coming year and nominated Sam for the position. Andrew seconded. There were no other nominations and he was elected unanimously. Sam nominated Rich for Vice-Chair, Deb seconded and he was elected unanimously. Cindy nominated Annamarie for Clerk, Sam seconded and she was elected unanimously.

Bob Wainwright and Elizabeth Catlin presented a summary of the approximately 8-year process the DPC used to develop the future land use plan map in the 2010 Town Plan. In the early 2000's the DPC realized they needed additional resources to develop a comprehensive plan and map. The 2004 future land use map was drawn up as a "placeholder" to qualify the town for planning grants, to be used to develop a better, more informed future land use plan and map.

Elizabeth handed out a summary of the various steps taken by the DPC in the process that resulted in the map (see attached). She discussed the "layering" process used to superimpose data of various kinds on existing maps to create more detailed maps.

Bob urged the DPC to keep in mind that the Town Plan drives the zoning bylaws and land use district descriptions and actions steps in the plan should be translated into zoning districts.

Jeff Nugent then talked about converting land use maps into zoning maps and emphasized that developing clear definitions of district boundaries are useful, especially for the Zoning Administrator and Development Review Board. Commonly used markers are roads, setbacks, streams, and parcel boundaries. Elevations are less useful. He reviewed some of the "working" maps used in the development of the 2010 future land use map and what they represented. He offered to prepare a draft

map of the 2010 map with roads, streams, property boundaries and general contour lines for the DPC to use at our 3/21 meeting. He encouraged the DPC to mark it up liberally for him to use to develop a new draft, which we can refine more, until we have a map we are comfortable with.

In addition, he'll prepare a packet of maps that have been used as working maps or final versions over the last 6 years or so. Some of them are in various places. He'll try to consolidate.

We agreed we'll hold our 3/21 meeting in the downstairs room of the church where we can pull some tables together to spread out maps. The goal for the meeting will be to develop a draft zoning map. It was additionally agreed that each DPC member should come with suggested density and lot size for the districts he/she presented to the full DPC.

The next two meetings in April will be used to refine the map we present to the state as part of our draft zoning bylaws and develop draft density and lot size definitions for each district.

We moved on to approval of the minutes. Sam passed out copies draft minutes, which included changes sent by DPC members to Annamarie. He proposed to amend section 4.d to read "Sam moved that Charlotte send...." in the first sentence. The amendment passed and the amended minutes were adopted.

It was agreed that as the new DPC Chair Sam will be the conduit for information to and from John Bennett. Sam agreed to ask John about the revised draft of the zoning bylaws expected by 3/7 and urge him to get them to DPC as soon as possible.

Mark asked DPC to consider changing the dates of the second meeting each month as it conflicts with DSB meetings. He also expressed concern about the amount of land on the 2010 map that is changed from rural residential to resource and urged the DPC to keep this in mind as we map boundaries.

There being no further business, the meeting was adjourned.

Respectfully Submitted,
Andrew MacFarland