

# Dummerston Planning Commission

## Approved Minutes

September 4, 2012

Meeting was called to order at 6:30 at the Town Office by Sam Farwell

**Members Present:** , Rich Cogliano, Sam Farwell, Steve Glabach, Andrew MacFarland, Annamarie Pluhar, Bill Schmidt, Beverly Tier, Cynthia Wilcox

**Absent:** Deb Forreth

**Also present:** Charlotte Annis, Maria Glabach, Mark Whitaker, Nelson Jillson, John and Karen Abel

### 1. Minutes/Meeting notes of August 9th, 2012

Minutes approved with changes as presented.

### 2. Public Invited to make comments

John and Karen Abel spoke about their concern about equipment and RVs being parked in Slab Hollow neighborhood.

### 3. "Uses Not Specified" Amendment

Deb, Charlotte, Bill met to discuss "uses not specified" and presented several options. Andrew moves that the language proposed be tightened up with the intent of including unspecified use in our bylaw. Cindy seconds. Much discussion of Lew's memo and the question of whether it will apply to all districts or just some. The motion passes. Sam and Andrew will work on the amendment together and come back to the next meeting.

### 4. Special Events Amendment

Discussion of the definition of "agri-tourism" in the proposed special events amendment based on research Bill presented. Andrew moves to define Agri-tourism: "an activity conducted by a farm operator for the enjoyment and education of the public, to promote the products for the farm and thereby generate additional income." Rich seconds. Motion passes.

Andrew moves that we approve the proposed amendment as submitted with the revised agri-tourism definition. (Attached.) Steve seconds.

Motion passes.

### 5. Municipal Planning Grant Application

Status report. John Bennett has given us draft. Selectboard has approved. Deadline for the application is the 28<sup>th</sup> of September. Rich and Sam working on it with him.

### 6. Districts

Rural Commercial – Bill will work on a description of this district.

Commercial /Light Industrial discussion. – Take Cemetery out of Conditional Uses and put in Residential Care Home 9 +

### 7. Other Business

Waste water permits are in are Inbox.

Annamarie will post the Variable lot size presentation on the website in PDF format so that it isn't too big for people to download.

Next meeting: Variable Lot Size, Rich will have comments on Rural and Bill on Rural Commercial. Discussion of NOT meeting on Election Day and possibly having the public hearing on the three amendments November 13

Meeting adjourned.

Next Meeting: Tuesday, October 2nd, 6:30, Town Office.

Submitted by Annamarie Pluhar

## **Proposed Bylaw Amendment:**

Insert in Article VIII Definitions:

**SPECIAL EVENT:** Any temporary use of land where a charge, or requested donation, is applied for attendance, or rent is paid. A Special Event is recurring if it occurs more than once per year.

### **SPECIAL EVENT EXEMPTIONS:**

Private parties where attendees are by personal invitation and no fees are paid for the use of the premises;

Events that meet the definition of Agriculture or Agri-Tourism.

**AGRICULTURE:** the cultivation of land or other uses of land for the production of food, fiber, horticultural, orchard, maple syrup, Christmas trees, or forest crops; the raising, boarding, and training of equines, and the raising of livestock; or any combination of the foregoing activities. It also includes the storage, preparation, retail sale, and transportation of agricultural commodities together with associated structures accessory to the cultivation or use of such land [see 10 V.S.A., Ch. 16A, § 374(b)] and:

- (a) the cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops; or
- (b) the raising, feeding or management of livestock, poultry, fish or bees; (c) the operation of greenhouses; or
- (d) the production of maple syrup; or
- (e) the on-site storage, preparation and sale of agricultural products principally produced on the farm; or
- (f) the on-site production of fuel or power from agricultural products or wastes produced on the farm; or
- (g) the raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding, training, and the management of equines. (VT Accepted Agricultural Practice Regulations; Effective Date: April 24, 2006; Section 2: Definitions; 2.05)

**AGRI-TOURISM:** an activity conducted by a farm operator for the enjoyment and education of the public, to promote the products for the farm, and thereby generate additional income.

Insert in Article VI General Regulations:

**Section 690 Special Events** (see definition of Special Event)

Special events are allowed in all districts. Events intended for attendance at any one time by more than 100 people, or more than 50 vehicles, require approval by the Selectboard.

Recurring Special Events, of any size, require approval by the Selectboard. In the Village district only: events intended for attendance at any one time by more than 40 people, or more than 10 vehicles, require approval by the Selectboard.

The Selectboard shall consider the impact to the neighborhood of the proposed event and will take into account, among other factors, parking, proximity of residences, duration of the event, and frequency of the event, if recurring.

Recurring events that were established before 2013 may continue as they have before, with a documentation letter issued by the Selectboard.