

Dummerston Planning Commission

Approved Minutes

April 23, 2013

Meeting called to order at 6:35pm at the Church Basement by Sam Farwell

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

Public Present: Greg Brown, Beverly Kenney, Mary Ellen Copeland, Ed Anthes, Tim O'Connor, Deborah and Charlie Titus, Tammy McNamara, Jody Normandeau, Paul Normandeau, John Anderson, Eva Gvesue, Mark Whittaker, George Houghton, Emilia Houghton, Maria Glabach, Barbara Hamilton, Jane Michaud, Enid Wainwright, Bob Wainwright, Zeke Goodband, John Bennett, John Evans, Ekara Daper, Linda Jones

AGENDA

1. Public Comments

Greg Brown mentions housing needs – very few houses built in the last years. One plan recommended areas particularly suitable for residential zoning, which would encourage and invite housing development in those areas, if zoned for residential.

Jody Normandeau doesn't want to see shopping strips developed the way it is along Putney Road in Brattleboro. Please keep rural flavor of Dummerston.

Debra Titus asks about the land around their sugarhouse with Tim O'Connor witness. Their land already has so many restrictions, would like the sugarhouse to stay rural commercial.

Mark Whittaker all the landowners who have it as rural commercial zoning want it to stay.

Ed Anthes pointed out all sections of the town plan that addresses the importance of the town as an agricultural and forestry entity.

Tammy McNamara asks the planning commission to take into account how individuals would be affected by our planning.

Beverly Kenny raises question about the quality of the soils on Route 5 based on digging done at the KOA.

Brenda Davis stated that Route 5 is too loud to be a residential zone, should remain as rural commercial.

Bob Wainwright asks whether the planning commission taking public comments. Sam Farwell described the public meeting process and that there would be a period for written public comments.

2. Work Session on Town Plan Future Land Use Map proposed amendment

Planning Commission worked on developing a draft of the districts for the Town Plan map focusing on the Route 5 corridor below Schoolhouse Road.

3. Public Comments

Mark Whitaker– Dummerston Station Road would be a great place for businesses to go. Be careful about dividing properties.

Brenda Davis – Route 30 is a nice road, she would like to see Route 5 continue to be a nice road like Route 30.

Paul Normandeau– Commenting on the idea of an arbitrary set back encroaches on nice residential property, please be careful and look at where the lines would be. Most of the commentators when saying they want Rural Commercial are describing home occupations, small innocuous businesses, but look ahead 30 years, there could be significant changes. Assessment

doesn't change based on what the zoning is. Dummerston property is more in demand as residential and as agricultural parcels. That's where the value is. The argument that bringing in business is good for taxes... the town actually receives 14 cents for every dollar raised. And businesses that come in can require town resources so that might actually cost the town.

Greg Brown— Job creation is laudable goal but there is no guarantee that a business based in Dummerston will provide Dummerstonians with jobs.

Nelson Jillson— Think you should listen to the people. "Resource" zone like signing a blank check. Nothing yet in zoning to define what that is.

Brenda Davis— We have a need to create jobs for our kids.

Next Regular Meeting: Tuesday, May 7, 6:30pm, Town Office

Meeting adjourned at 8:46 pm

Submitted by Annamarie Pluhar