

Dummerston Planning Commission

Approved Minutes

May 7, 2013

Meeting was called to order at 5:30 at the Town Office by Sam Farwell

Members Present: Sam Farwell, Andrew MacFarland, Annamarie Pluhar, Cynthia Wilcox, Rich Cogliano, Bill Schmidt

Absent: Deb Forrett, Beverly Tier,

Public Present: Charles Titus, Claudia Teachman, George and Emilee Houghton, Peter Barrett, Jody Normandeau, Deborah Titus, Ed Anthes, Laurie Garland, Sam Garland, Charlotte Annis, Zeke Goodband, Steve and Maria Glabach

1. Approve minutes of 4/2/13 and 4/23/13

Andrew moves to approve minutes of 4/2 as amended, Cindy seconds. Motion passes.

Andrew moves to approve minutes of 4/23. Rich seconds. Motion passes.

2. Public Comments

Jody Normandeau, concerned about putting the entire area from Poplar Commons to "Houghton land" into RC. Need to take into consideration what is happening on the land, current use and physical aspects. Having this area districted as RC may lead to larger businesses than mom and pop stores, such as more auto services. Need to pay attention to many mentions in the Town Plan of open land and ag land. We need to be friends and neighbors and we will be considerate as neighbors.

Steve Glabach, people have been coming to meeting for five years. Tried to get involved early so that there will be some sort of consensus. Would like to think we could come to some summation. Thought that what we did last time was pretty good.

Peter Barrett, landowners would like to see it stay the same in some form. We should look ahead and realize that we would want to have some lands available for development. It's a tough decision. Farming is tough occupation to be in. Many people have their retirement savings in their land. Would like to see the districting stay the same.

Deborah Titus, raises question about whether the DRB would stop certain kinds of development.

Bill Schmidt, talks about how Act 250 requires that any commercial development of 1 acre or more must go through an Act 250 review.

George Houghton, my land is prime ag land, says who? It's a prime piece of land for commercial access to Route 91. I don't plan on anyone going there, turned down many offers before.

Zeke Goodband, auto dealerships are not an allowed use in current bylaws.

Claudia Teachman, why do we go through this if we don't have to? What is the state planning goal? I don't see urban sprawl happening. I don't get it. It doesn't make sense. It doesn't give us "more." Can we have something that is a greater good for the community?

Cindy explains that Zoning and Town Plan are related but not the same. We have some new zoning districts that need to be described.

Bill Schmidt, The state has planning goals that limit strip development, encourage and strengthen ag and forest industries which is also the regional plan and framework for towns. The state has adopted smart growth goals.

Ed Anthes, decisions may have been made have not considered the soils. Soils are up to 60 inches or more at Jillson and Houghton lands. How far does the Pepsi aquifer go? Best soil up on the Putney border which we have made RC. There are ways to compensate landowners .. please take into consideration soils. Zeke responds that Pepsi use of the water comes from the hills behind Pepsi to the west.

Nelson Jillson, DPC seems to need hearing aids. No concern for the landowner.

Sam Garland, asks question about how this seems to be asking landowners to give up their land. Not everyone has a big retirement fund. The folks may be affected by decisions and don't have to give up control and options. And please give us credit.

Claudia Teachman, isn't Act 250 and the DRB a system of checks and balances?

3. Elect Officers

Andrew moves that the Clerk cast a ballot for the current slate of officers. Bill seconds. Motion passes.

4. Correspondence

Selectboard proposes a meeting of the DPC and DRB all together in June.

The Vermont League of Cities and Towns is offering a training day May 22. Planning commissioners invited to come.

5. Proposed amendments to Town Plan Future Land Use Map

Bill observes we need to be aware of inconsistencies. Town Plan and the map aren't in sync with each other. Andrew thinks we worked hard on the map at last meeting and that it represents compromises. Annamarie asked whether we should be thinking about having more residential districting since we know we need housing.

Bill wants us to look again at the area we've designated RC between Johnson's Road and Canoe Brook Road and suggests that it should be Rural Residential and not RC.

Andrew moves that the maps as now drawn be taken to public meetings. Rich seconds and motion passes.

6. Schedule meetings for public input on Town Plan amendment

We will have two public meetings on the draft maps for the Route 30 and Route 5 corridors. The first meeting will be on June 4th tentatively at the West Dummerston Community Center on June 4th. Second meeting will be Monday, June 10th most likely in the church basement.

7. Zoning Bylaw update

Updated copies of bylaws with changes passes last fall were handed out to all commissioners.

8. Other business

Items for next meeting:

Bill suggests that we learn more about what is happening with proposed town solar farm project. We could ask Alex Wilson and Tom Bodett to talk to us.

9. Adjourn

Rich motions to adjourn, Andrew seconds. Meetings adjourned 8:53 PM.

Next Work Session: Tuesday, May 28

Next Regular Meeting will be a public meeting: Tuesday, June 4

Submitted by Annamarie Pluhar