

## **Dummerston Planning Commission Meeting Minutes for Tuesday July 23<sup>rd</sup> (DRAFT)**

Commission members present: Sam Farwell, Bev Tier, Bill Schmidt, Maria Glabach, Cindy Wilcox, and Deb Forrett

Absent: Rich Cogliano, Andrew MacFarland, Annamarie Pluhar

Public present: Nelson Jillson, Greg Brown, and Claudia Blochard

Meeting was called to order by Sam at 6:37pm

Commissioners reviewed the minutes of the last meeting and changed them to reflect that Bev was in attendance- Cindy moved to approve the minutes and Bev seconded the motion. All commissioners voted in favor and the minutes were so approved.

Sam asked for public comment and hearing none at that time suggested that the DPC make changes to the draft corridor maps from the public forum.

The area near Houghton Brook Rd was changed to Residential.

The area of Rt.5 between Canoe Brook Rd up to Houghton Brook Rd. was changed to Rural Commercial.

These minutes should reflect that written comments received thru email from both Rich Cogliano and Bill Schmidt were acknowledged and discussed by the commission.

Bill then moved that the land known as Walker Farm and the Barrett Land be put into Resource noting that this would still allow for commercial agricultural endeavors. This motion was seconded by Cindy.

Maria clarified that the property being discussed is that which runs along Rt.5.

Much discussion followed regarding the need to find a balance between property owners, the Town Plan, and the vision for planning in Dummerston. The option of an Agricultural Overlay was weighed and considered.

Bev suggested that the planning commission define Resource district before putting properties in it.

The agricultural land scores (LISA) were then introduced into the discussion. Based on further discussion, commissioners request copies of the LISA documents in an effort to answer the following questions:

1. What year are these documents from? Bill reports 1989
2. What is the scoring criterion? Without seeing the document it is the general understanding that the scoring for a piece of agricultural land is 1/3 soil composition and 2/3rds "other factors" such as contiguous acres, improvements to the land, adjacent land use.

Deb notes that "Prime agricultural land" is often referred to based on the LISA scores, however if indeed only 1/3<sup>rd</sup> of the score is based on soil science and if the scoring is more than 20 years old-this could

## **DPC Meeting Minutes of July 23<sup>rd</sup>-continued**

perhaps be misleading science to be making decisions based on. Bill agrees to provide copies of the LISA document, as he currently has the only copy.

After a healthy conversation with many opinions expressed-Deb calls for a vote on Bill's motion to put the Walker Farm and Barrett Land into the Resource district. Maria seconds. There is no discussion when Sam asks for it so the commission votes on the motion.

Bill and Cindy vote in favor. Maria, Bev, and Deb against. Sam weighs in with a yes vote resulting in a tie and therefore the motion does not pass.

Bev then moves to put the Walker Farm and Barrett Land in the Rural Commercial district. Maria seconds.

Discussion is limited as the commissioners have already expressed positions on the lands in question.

Bill and Cindy vote against. Maria, Bev, and Deb in favor. Sam weighs in with a no vote resulting in a tie and therefore the motion does not pass.

Bill then suggests that perhaps Poplar Commons should become part of the Residential district. Public member and home owner in Poplar Commons, Claudia speaks strongly against this suggestion.

### **Town Plan Amendments**

The commission then addresses the need for the word "historic" to be removed from any and all settlement language in the Town Plan. Bev volunteers to complete this task.

Commissioners also agree to Sam's proposed changes under Policy 1.1 and the changes to Future Land Use map, as well as minor language changed in section 215.

The commission agrees that the date for the PUBLIC HEARING on the updated Town Plan and the Future Land Use map will be Tuesday September 24<sup>th</sup> at 7:00pm in the church basement.

Next regular meeting of the DPC is Aug. 6<sup>th</sup> at 6:30pm at the town office.

Meeting adjourned at 8:28pm.

Minutes submitted by Deb Forrett