

Dummerston Planning Commission

Approved Minutes

August 6, 2013

Meeting was called to order at 6:30 at the Town Office by Rich Cogliano

Members Present: Sam Farwell, Deb Forrett, Maria Glabach, Andrew MacFarland, Annamarie Pluhar, Rich Cogliano, Bill Schmidt, Bev Tier, Cindy Wilcox

Absent:

Public Present: Charlotte Annis, Claudia Teachman, John Bennett, Greg Brown, Mike Barrett, Steve Glabach, Nelson Jillson

1. Approve minutes of 7/23/13

Cindy moves to approve as amended. Rich seconds. Motion passes.

2. Public Comment

Greg asks that in the interest of good government we record the commissioner's votes and poll the commission to record the actual votes.

Claudia asks if a business is use is grandfathered if an area was Rural Commercial and now is Residential. Answer: A business is grandfathered as long as it continues in the same business and does not expand. To expand it must be approved by the DRB. If there are changes in the type of business then a change is allowed only for uses that are permitted or conditional for the Residential area.

Mike Barrett, what is the benefit to the town of taking the land that is currently agricultural and making it Resource. Cindy – Ags lands to be protected and still be fair.

Claudia says we really need water and sun, not dirt.

3. Correspondence

Letter from the Vermont Land Trust about the Bunker farm project.

Town of Putney, Zoning Bylaw Amendments – Cindy will look to see if they affect us.

Zoning Admin report: Small lots are an ongoing issue. Solar Power conference on September 6th hosted by WRC.

4. Session on Town Plan amendment regarding corridors

Look at Corridor – issue of Houghton Brook Road, and Johnson's Curve. The map represents what our decision to date.

Sam reviews the decisions so far.

Bill moves that we record individual votes. Andrew seconds. Discussion that we shouldn't do all motions for the DPC. Friendly amendment to record individual votes for Town Plan and Zoning Bylaw motions. Motion passes.

Andrew moves to approve the map as presented. Bill seconds. Discussion. Deb calls the question to vote on the motion. Bill Schmidt and Andrew MacFarland vote yes. Everyone else votes no: Deb Forrett, Maria Glabach, Annamarie Pluhar, Rich Cogliano, and Bev Tier and Cindy Wilcox. Motion fails.

Bill moves the Walker Farm be Resource. Cindy seconds. Discussion of a potential compromise Bev friendly amendment take Walker Farm in RC and establish a set back line from Dummerston Station road going north 1000 ft. Amendment declined. Bill Schmidt, Cindy Wilcox and Annamarie Pluhar vote yes. Sam Farwell abstains. Deb Forrett, Maria Glabach, Andrew MacFarland, Rich Cogliano, Bev Tier vote no. Motion fails.

Andrew moves put all Walker Farm in Resource and create a setback on Dummerston Station Road Barrett Property 1000 foot set back to 91 and let it stay into Rural Commercial. Bev seconds. Discussion that this is a net-zero effect. Andrew McFarland and Cindy Wilcox vote yes.

Deb Forrett, Maria Glabach, Annamarie Pluhar, Rich Cogliano, Bill Schmidt, Bev Tier vote no. Motion fails.

Deb moves to have the setback on Dummerston Station Road property 1000 north and east to 91. Bev seconds. Rich motions a friendly amendment to make the entire Resource area North of D. Station Road, to 91 should be RC. Rich withdraws the friendly amendment. Rich Cogliano, Andrew McFarland, Deb Forrett, Bev Tier and Maria Glabach vote yes. Bill Schmidt and Annamarie Pluhar vote no. Cindy Wilcox and Sam Farwell abstain. Motion passes.

Rich moves that the rest of the Barrett land be put back into RC, Deb seconds. Discussion. Bill and Rich suggests ag overlay be considered as we update current zoning bylaw. Rich Cogliano, Maria Glabach, Deb Forret, and Bev Tier vote yes. Bill Schmidt, Annamarie Pluhar, Andrew McFarland, Cindy Wilcox, and Sam Farwell vote nay. Motion fails.

Andrew moves we put this map to the town for a hearing. Bev seconds. Bill abstains. Motion passes anonymously .

Deb offers that there is now an enhanced LESA model used today results in different scoring outcomes.

Rich moves to approve the text of the Town Plan Update. Cindy seconded. Motion passes.

5. Zoning Bylaw amendment for small lots

Postponed to another meeting.

Determine time frame for approval; appoint writing committee

6. (time permitting) Work Session: Zoning Bylaw update draft

Postponed to another meeting

Districts: uses, dimensional requirements

Revisit timeline

7. Other Business

Municipal Planning Grant – Sam talked to chair of Putney Planning Commission, Pip Banister, who fully supports an Exit 4 study. Rich moves to make a joint application with Putney to apply for a planning grant to Study Exit 4, Bill seconds. Motion passes. Some thoughts: Putney should be lead on this. There is a brochure on Interstate exit planning to look at. This grant might require a town match.

Bunker Farm project and letter of support—Andrew moves that we approve the draft changes, Rich seconds. Motion passes.

Cindy working on report to State, needs to go in before August 23rd. Cindy will send out draft and we will send comments to her. If there's a need for it there will be a special meeting.

Adjourn

Next meeting: Tuesday, August 27

Items on the agenda:

Submitted by Annamarie Pluhar