



Dummerston Planning Commission

Approved Minutes

Tuesday, May, 27, 2014, 6:30pm

Dummerston Town Office

Members Present: Sam Farwell, Rich Cogliano, Andrew MacFarland, Deb Forrett, Maria Glabach, Bev Tier

Members Absent: Annamarie Pluhar, Cindy Wilcox

Public in attendance: Charlie Titus, Debra Titus, Alan Seymour, Catherine Dianich -Gruver, Ines McGillion, Nelson Jillson, and Charlotte Annis.

Meeting was called to order at 6:30pm by Chair.

Approve minutes of 4/1/14:

- Andrew moved to accept the minutes of 4/1/14 Meeting, Bev seconded and motion passed unanimously.

Public Comment:

- Debra Titus: wondered if written comments already submitted needed to be read and decided she would. She also pointed out that the clay pit on the Sweet Tree Farm is rural commercial...but the real issue is the sugar house. She expressed with strong emphasis their desire to have it in rural commercial. She then read aloud her previously submitted letter.
- Ines McGillion: Asked if the public has a way to see the other comments submitted in writing and was informed that a folder with copies is available at the Town Office. She then suggested that the zoning bylaws regarding conservation be reviewed particularly in rural residential districts. She would like the definition of mobile home park and commercial office building reviewed. She spoke at length regarding the need to consider the current character of each settlement area. She noted that the Dummerston Center settlement area is very different in character than the West Dummerston village.
- Alan Seymour: supported the existing zoning of the Morrison parcel across from the Dummerston School and opposed changing it back to rural commercial.

Zoning Bylaw Update

- Review notes from public forums
 - Sam will get changes to Annamarie
 - Andrew motioned to approve notes of 4/22 as corrected, Deb seconded, motion passed unanimously.
 - Deb motioned to approve notes of 5/6 as corrected, Maria seconded, motion passed unanimously.

- Review written comments
 - Written comments were received from:
 - Charlie & Deb Titus
 - Beverly Kenney
 - Paul Normendeau
 - Jody Normendeau
 - Alex Wilson
 - Roger Turner
 - Linda Rood
 - Ines and Michael McGillion
 - John and Karen Abel
 - Alix and Michael Fedoruk
 - Richard and Harriet Virkstis
 - Catherine Dianich Gruver
- Revisions to update draft
 - Discussion ensued on what to tackle tonight.
 - Andrew motioned to change the definition of Family to: “one or more persons living, sleeping, cooking, and eating on the same premises as a single housekeeping unit.” Deb seconded. Motion passed unanimously.
 - Discussion over the definition of and uses for slaughterhouse. Deb moved to table the use and definition of slaughter house to the next update. Bev seconded. Motion passed unanimously.
 - Andrew motioned to leave the definition of Agri-tourism as is. Deb seconded. Motion passed unanimously.
 - Bev motioned to leave storage facility definition and uses alone. Maria seconded. Discussion ensued. Motion failed unanimously.
 - Andrew motioned to keep storage facility definition and remove it as a conditional use from the residential district. Deb seconded. Discussion ensued. Motion passed with no objections. Bev Abstained.
 - Charlotte brought up changing non-conforming use or structure to re-add the sentence “In the case of a one or two-family dwelling, the finding shall be determined by the Administrative Officer.” at the end of the first paragraph of section 255. Rich motioned to add the sentence to the definition. Deb seconded. Motion passed unanimously.

Meeting adjourned at 8:32PM

Next meeting: Tuesday, June 3, 6:30, Town Office

Submitted, Rich Cogliano