

Dummerston Planning Commission

Approved Minutes

June 3, 2014

Meeting was called to order at 6:30 at the Town Hall by Sam Farwell

Members Present: Sam Farwell, Maria Glabach, Annamarie Pluhar, Andrew MacFarland, Bev Tier, Cindy Wilcox, Deb Forett,

Absent: Rich Cogliano,

Public Present: Charles Fish, Zeke Goodband, Michael Fedoruk, Charlotte Annis, Claudia Teachman, Richard Virkstis, Catherine Dianich Gruver, Ines McGillion, Margaret Everitt, Nelson Jillson, Deb and Charles Titus

1. Approve minutes of 5/27/2014

Approve corrections as needed. Andrew moves, Deb Seconds. Motion passes.

2. Correspondence

Received comments from Charles and Eleanor Fish, David Baxendale, Alix and Michael Fedoruk, Catherine Gruver, John and Karen Abel, Richard Virkstis, Mark Richards, Liz Richards, All expressing opposition to the proposed half-acre minimum parcel size in the Dummerston Center Settlement Area. The DCP was also presented a petition to retain the 2-acres residential minimal lot size with 30 signatures. These comments and the petition are available in the Town Office.

The deadline for the Views is coming up. Discussion about writing an article and the problem of when the Views is published and the timeliness of what our news, i.e. we can't announce a public hearing date...

3. Public Comment

Q (Ines M.): Where did the ½ acre district idea come from? Answer: We used as a default what exists in W. Dummerston and also a need to for opening up some space for development

Charles Fish: W. Dummerston and Slab Hollow very different than Dummerston Center. What harm is done to town at large if zoning remains as it is now? If ½ zoning was really for public good and don't see the compelling public interest in making the change. Let's protect and preserve it as it is now.

Q: When did the small lot become a concept for the Center? Answer: with this update a year.

Margaret Everitt: Don't understand – how this area got pinpointed for development? Plenty of room in Dummerston without these big changes.

Dick Virkstis : How much growth is necessary? This seems like a big burden on the center and it's not a good idea. Thanks for all the work DCP has done, it's enormous.

Catherine Gruver: If we go to half-acre lot size as well as allow commercial, serious implications and carefully think through the consequences of what it means.

4. Zoning Admin Report

Charlotte asked whether we have anything to say for the Allard 250 review. She will be attending the planning and Zoning workshop tomorrow.

5. Zoning Bylaw Update

Revisions to update draft and map with consideration to comments from residents.

I. Dummerston Center

Discussion of the issue around Dummerston Center and lot sizes and the rationale behind our original reasoning.

Deb moves to change the Dummerston Settlement Area to Rural Residential. Maria seconds. After extensive discussion and hearing from people in the district motion does not pass.

To further discuss what should be done and to engage the community we will hold a meeting about Dummerston Center districting. We will use our regular meeting time on June 24 to talk about this. Meeting will be at 6:30 PM in Historical Society building. The plan is to project maps so we can more easily discuss.

II. Titus Request to have “sugarhouse” and farmhouse in Rural Commercial.

Deb moves that the parcel exempt from the Sweet Tree Vermont Land Trust easement (Sugarhouse and farmhouse) be zoned Rural Commercial. Extensive discussion about this question. Bev seconds. Motion passes, Cindy votes no. Sam points out that we’re on a slippery slope when we start making decisions based on what property owners want.

III. Discussion

Sandy Morrison asked at the May 6th public forum to have their land zoned in Rural Commercial. Discussion. Andrew moves to leave existing zoning as it is at the Morrison property. Annamarie seconds. Andrew and Annamarie vote yes, Deb, Bev, Maria vote no. Cindy abstains. Motion does not pass.

[Note: Former town moderator points out that have a motion expressed as a negative is hard to manage.]

Bev moves to place lands that begin at Sweet Tree Farm southern boundary continuing through with set back as established by the Morrison parcel east boundary line into Rural Commercial. Deb seconds. Deb, Bev, Maria vote yes. Andrew and Annamarie vote no. Cindy abstains. Motion passes.

IV. Definitions and uses

Not done

6. Other business

Set date for public hearing. Public hearing will not be on June 24. No date established for the public hearing.

Next meeting: Tuesday, June 24, 6:30, Historical Society