

Dummerston Planning Commission

Approved Minutes

June 24, 2014

Meeting was called to order at 6:30 at the Historical Society by Sam Farwell

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

Absent: Rich Cogliano

Public Present: Ed Anthes, Catherine Dianich Gruver, Ines McGillion, Margaret Everitt, Gail Sorenson, Jody and Paul Normandeau, Charles Fish, Zeke Goodband, Charlotte Annis, Michael and Alix Fedoruk, Jodi Kramer, Jean Davis, Deborah Brooks, Richard Virkstis, Claudia Teachman

1. Approve minutes of 6/3/14

Minutes approved as corrected.

2. Public Comment (not related to Dummerston Center)

Jody encourages the Planning Commission to reconsider the votes of the last meeting. Three votes should not change a decision of the Board, a majority of those voting. Does the DRB statute of majority of the membership. We need to set rules for the Planning Commission. Title one says five would have to vote yes. Brian Levin, Assistant Secretary of State was clear that Title one rules us.

Ed: Three members overturning a decision worked on for many years is not a good decision.

3. Dummerston Center Zoning District

“Yellow sheets” representing a proposal from the residents of Dummerston Center formed the basis of much of the discussion. By agreement, residents marked their sheets and handed them in, so that the DPC could review.

Lot size: There seems to be general agreement from the residents that the 2-acre lot size should be maintained.

Setbacks: Discussion of the 30’ setback. The rationale makes sense and seems to be agreed by the people gathered.

Uses: Discussion of conditional uses. Concern that the uses don't reflect the character of the town center and might allow for changes that are undesirable. General sentiment to have some of the conditional uses defined more narrowly. Specific concerns about the appropriateness of conditional use for building trade/repair shop, community center, restaurant, retail store, recreational facility uses.

Boundaries: Jody asks that the Dummerston Center boundaries be expanded to include more of the historical homes. How did the lines get drawn?

Seemed to be general agreement that a “Dummerston Center District” would better allow for what is appropriate in the area than zoning the entire thing Rural Residential.

Discussion of worst and best case scenarios under different uses. “Think the best scenario”

4. Discussion with residents regarding requirements and boundaries

(As above)

5. Zoning Bylaw Update (time permitting)

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

7. Other business

Next meeting: Tuesday, July 1, 6:30, Town Office