

# Dummerston Planning Commission

## Approved Minutes

July 1, 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, Rich Cogliano

**Absent:**

**Public Present,** Rip L. Hamon, Fita Ferguson, Catherine Dianich Gruver, Ines McGillion, Gail Sorenson, Jody Normandeau, Charlotte Annis, Claudia Teachman, Steven Meggiolaro

### 1. Approve minutes of 6/24/14

Cindy approved as corrected. Andrew seconds. Motion passed

### 2. Correspondence

#### a. Open meeting law changes from 2014 legislative session

Minutes to be posted within 5 days, the agenda posted 48 hours before meeting. Meeting has to be warned physically in three places and on the web site. Item to be added has to be done at the beginning of the meeting.

#### b. Rules of Procedure regarding voting

We need five votes to have a majority to pass a decision. Cindy will look for some models for rules of procedure to see what result. Discussion about what to do about past votes.

Comments on Bylaw update

Yellow sheets from the Dummerston Center with thoughts about tallying the conditional uses.

#### c. Letters

One from Ines McGillion and the wastewater application.

### 3. Public Comment

Steven Meggiolaro: Boundaries were decided by the people in the town at a meeting in 2011, want them to remain the same.

Ines McGillion: the boundaries could stay the same if the commercial uses are not allowed as conditional. (This is what her letter says.)

### 4. Zoning Administrator's report

Owner on Carpenter Road wants to subdivide for a house, because it's in the gravel pit area going through the Act 250 procedures.

### 5. Zoning Bylaw Update

#### a. Dummerston Center

Dummerston Center District: deliberations on revisions with consideration to comments from residents at 6/24 meeting

Cindy moves to have three separate districts: Dummerston Center, Slab Hollow and West Dummerston Village. Andrew seconds. Motion does not carry.

Bev moves that we create sub-districts Dummerston Center, Slab Hollow and West Dummerston Village within the Settlement area district. Maria seconds. Motion passes

Cindy to do a draft on settlement areas uses and coverages for the next meeting.

#### b. Other revisions to update draft and map with consideration to comments from residents at Public Forums

Bev motions to put PUD Residential as a Conditional Use in Conservation District. Cindy seconds. Motion passes unanimously.

Andrew moves to add School as a CU in Rural Residential. Annamarie seconds. Motion does not pass.

Sam motions that the decision in Seymour and Morrison parcels that we voted on May to move into Rural Commercial revert to what it was before. Cindy seconds. Cindy, Andrew, Annamarie, Sam vote yes. Maria, Deb, and Bev vote no. Rich abstains. Motion did not pass.

Sam motions to put all of Seymour land into Rural. Cindy seconds. Bev, Andrew, Cindy, Annamarie and Sam vote yes. Rich and vote no., Deb abstains. Motion passes.

Other business

Decide whether to continue 4<sup>th</sup> Tuesday meetings

Rich motions that we suspend 4<sup>th</sup> Tuesday meetings. Deb seconds. Motion carries.

Sam moves that Rich contact Putney Planning Commission to consider applying for the grant to do an Exit 4 study. Deb seconds. Motion passes.

Items for next meeting agenda

- Zoning bylaw update
- Municipal Planning Grant report.

**Next meeting:** Tuesday, August 5, 6:30, Town Office