

Planning Commission Meeting Minutes 10/6/14

Approved

Present: Rich Cogliano, Andrew MacFarland, Sam Farwell, Maria Glabach, Beverly Tier

Absent: Cindy Wilcox, Deb Forrett, Annamarie Pluhar

Public Present: Catherine Dianich Gruver, Dick Virkstis, Charlotte Annis

1. Approve minutes: Andrew made motion to approve, Maria seconded. Discussion with changes to definition of Neighborhood Store. Andrew amended motion to accept as amended. Motion passed unanimously.

2. Correspondence:

- VLCT Planning and Zoning Forum on October 29th
- Vermont Agency of Natural Resources State/Government Municipal Day on November 13
- Sam reported on what other committees do in order to meet statute regarding quorum.
- Rich reported that Putney Planning Commission considered a joint Municipal Planning Grant, however there was not enough time to get it done.
- Receipt of letter on the Dummerston Community Solar Project. Bev made a motion to petition PSB for party status with our concerns. Andrew Seconded.

3. Public Comment:

- Catherine feels that there should be more than one public comment period. She also commented that the minutes reflect her comments to "pie in the sky." She would like that stricken. She clarified that the minutes should state:
18 of 21 [survey responses] did not want a retail store, and 17 of 21 did not want a restaurant. Why is this idea being revisited and turned into a different name when it appears that most of the people don't want it?
- Catherine commented that that the definition base for neighborhood store came from a town of 12000 people and applying it to a town of 2000 people, the definition feels very incongruent. Where in the town plan does it call for that type of business?
- Dick asked is there anything in the town plan on business development for the settlement areas? Sam replied that he will look. Sam stated that this planning commission is looking into the types of uses that help neighborhoods. Dick commented that if there is not a great need to develop the settlement areas, then the

coffee shops, etc should be relegated to the areas that currently have commercial development.

- Catherine has more surveys, will the planning commission still consider those? The overwhelming results are that retail is not wanted. Sam commented that there will be public forums to discuss this further. The Neighborhood store concept is something that is in response to not wanting separate retail.
- Dick inquired if any land had been added to the settlement areas. Sam replied that The boundaries were drawn based upon public comment years ago.
- Catherine commented that the intent of expanding the settlement area west on East-West Rd was so an individual land owner could develop more of her land.

4. Zoning Bylaw Update:

- Andrew provided an update on the building trade/repair shop. He recommended that we separate building trade and repair shop in the uses matrix (Already done)
- Andrew recommended that Repair Shop be a CU in all districts except Conservation, Productive Lands, Rural, and settlement areas
- Andrew recommended that Building Trade be a conditional use in RC and CI.
- Sam discussed restaurant and retail store in residential district. He proposed that those be removed as uses and replaced with the Neighborhood Store as conditional use in the Residential district. .

5. Zoning update draft district map -- tabled until next meeting

6. Items for next meeting

- Office Building Use Definition and zoning areas
- Storage facilities uses definition and zoning areas
- Zoning Map - specifically the Leonard Road area and Dummerston Center Settlement Area.
- Other Corrections and improvements to bylaw update draft

Next Meeting: November 4th, 6:30 PM, Dummerston Town Office