

Dummerston Planning Commission

Approved Minutes

November 4, 2014

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

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

Absent:

Public Present: Richard Verkstis, Ines McGillion, Catherine Dianich Gruver

1. Approve minutes of 10/7/14

Minutes approved with a minor correction.

2. Correspondence

Letter to Public Service Board re: solar project on Stickney Brook Road. Andrew moves to endorse letter that Sam drafted and circulated to the DPC. Annamarie seconds. Motion passes. Letter attached. Motion passes.

3. Public Comment

Received in email correspondence from Catherine Dianach-Gruber, Jody and Paul Normandeau, Ines McMillion, Alex Wilson, Dick Verkstis.

Ines – Why are forests included in the Settlement area? What is the purpose of the Settlement area? Concerned view is more expansive than it needs to be.

Richard — What the impetus and urge is to include commercial in it?

Catherine — Submitted letter. It would be beneficial to do research on “neighborhood store” in Brattleboro and look at them. The ones there all have problems and don't seem suitable to our town.

4. Zoning Update Draft District Map

Discussion of expanding the proposed boundary of the West Dummerston Settlement area to less change and closer to what exists now.

Discussion of Dummerston Center SA west boundary revision.

5. Zoning Bylaw Update Draft

Reviewed the changes in the Bylaw draft as Sam presented. Changes as below:

1. Width and Depth minimums in W.Dumm. and Slab Hollow reduced to 125' and 125'. The existing min. of 150x200 was more area then 1/2 acre.
2. Accessory Use - added words "or structure" to match definition.
3. Accessory Apt. Dwelling changed to Acc. Dwelling Unit to match definition.
4. Sec 324 deleted setback for sewage from shoreline as it was greater than the state requirement, and added reference to the state regulations.
5. Sec 603 #4 (regarding Acc. dwelling)- deleted words "owner occupied" and inserted a 1000 square ft. allowance so that owners of small houses can build reasonably-sized dwellings.
6. Sec 615 #1. deleted last phrase- should have been deleted when the language was changed in the amendment.
7. Sec. 616 removed 4 ft. limit in Village - doesn't apply to other SA's and doesn't seem to be necessary.
8. Sec. 701 #10 word change- building to structure – also same change as 616
9. Article 8- definition for Building footprint

Article 8- revision to storage facility and portable storage container

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6. Other business

Budget discussion and drafting of budget requests. Andrew moves to approve budget with draft changes we made. Rich seconds. Motion passes.

Items for next meeting agenda

- Map for West Dummerston (small triangle of RR between Rte 30 and road)
- Office building and neighborhood store
- Productive Lands in W. Dummerston

Time Line

Discussion of public hearing and forum schedule.

Final revision.

Next meeting: Tuesday, December 2

Dummerstn Planning Commission
1523 Middle Road
East Dummerston, VT 05346
Saturday, October 18, 2014

Vermont Public Service Board
112 State Street, 4th Floor
Montpelier, VT 05620-2701

To whom it may concern:

The Dummerston Planning Commission wishes to submit the following comments regarding the application for a 150 KW net metered, solar photovoltaic, ground mounted system located at 511 Stickney Brook Road in Dummerston, VT, submitted by Peter Thurell of Soveren Solar (installer) and Dummerston Community Solar (net metering customer) on September 19, 2014.

The application states that “the installation will be located on the ridgeline to the south of the road.” There is a limited area between the road and where the land slopes steeply to Stickney Brook below. Downstream, Stickney Brook flows under Stickney Brook Road and State Highway 30 before joining the West River. Any development on this slope would need to be done in such a way as to protect the slope from erosion and ensure that the watershed can absorb additional runoff so that water quality is not compromised and the risk of flooding downstream is not increased. Since the application does not include a site plan, the Planning Commission would like assurance that no installations will occur on the slopes, or a plan for how the installation on the slope will address the above stated concern.

Sincerely,

Sam. Farwell, Chair
Dummerston Planning Commission

cc: Department of Public Service
Agency of Natural Resources
Soveren Solar