



Dummerston Planning Commission

Tuesday, February 2, 6:30 pm
Dummerston Town Office

Unapproved Minutes

Members Present: Rich Cogliano Andrew MacFarland, Maria Glabach, Sarah Bergh, Sam Farwell

Absent: Annamarie Pluhar, Cindy Wilcox, Deb Forrett, Bev Tier

Public: Charlotte Annis, Zoning Administrator

Meeting called to order at 6:35

1. Approve minutes of 1/5/16

Sam moved to approve minutes of 1/5 as well as minutes of 12/1/15 as written; Maria seconded; motion passed

2. Correspondence

Sam reported on the Public Service Board workshop on Section 248 proceedings hosted by WRC on Jan. 21.

Planning Commission received notice of application for CPG by Allard Lumber for new biomass boiler to heat drying kiln and generate electricity.

3. Public Comment – no visitors attending

4. Home Business

Tabled until next meeting

5. Municipal Planning Grant

Agreement with ACCD – no comments

Contract with WRC – Andrew moved and Rich seconded to approve the contract and send to the Selectboard.

6. Town Plan Update

Project planning—Sam handed out copies of the Town Profile with data compiled by the WRC. This data will be used in the town plan update. The PC reviewed a proposed schedule of the town plan update, ending in June 2017 when the report must be submitted to the ACCD for the final disbursement of funds from the MPG. Sam expressed hope that the PC would have a draft ready for public hearing by then. [draft schedule attached]

General discussion of the town plan update. Sam proposed sending requests to various town boards and committees for input on different chapters of the plan. No objections. Discussion of the land use map. All agreed the PC would not revise the land use map- other than minor updates to names and dates- for this update. The focus will be on the text.

Reviewed the chapters of the plan. Sam asked for volunteers to choose a chapter to review and update. Sarah took *Cultural Resources* and suggested that she could work with the Conservation Commission on *Natural Resources*. Rich took *Community Facilities, Services....* Sam took *Introduction and Community Profile*. Sam thought Bev might be interested in *Commerce and Industry*. Andrew suggested that everyone read the *Land Use – Working Landscape* chapters for discussion at the next meeting, and reminded the PC that much of the text is the result of careful compromise by previous PC's and prior contentious hearings, and should not be rewritten without careful consideration.

7. Old Business

Wireless Communications Facility- Reviewed the revised draft bylaw; Andrew moved and Rich 2nd to approve the draft for public hearing. Motion passed. The PC will hold a hearing on bylaw amendments at a later date.

Variable Lot Size- Rich demonstrated how an excel spreadsheet could calculate the acreage to be set aside based on the size of the subdivision and the minimum lot size. General discussion of the pros and cons of implementing this concept. Work will continue on this in the town plan update and in draft bylaw amendment.

8. New Business

Next meeting would fall on Town Meeting Day, so it is rescheduled for Monday, March 7, at the Community Center.

Items for next meeting agenda: Town Plan update, Home Business. Adopt rules and elect officers in April.

9. Adjourned at 8:05

Next meeting: Monday, March 7, 2016, 6:30 pm, Community Center

Town Plan Update Draft schedule

2016

February	initial investigation and requests to committees
March	Town Meeting – presentation and announcement
April	work on drafts
May	meet with committees, selectboard
June	assemble draft for public forums and make available
July	town-wide mailing?
August	public forums
September	revisions
October	
November	
December	make revised draft available and announce public forums

2017

January	
February	public forums
March	town meeting
April	finalize public hearing draft
May	final actions funded by grant
June	submit grant report w/ public hearing draft