

Zoning Bylaw Subcommittee of the Dummerston Planning Commission
DRAFT minutes for June 27th 2011

Members present: Cindy Wilcox (chair), Matthew Hoffman (co-chair), Charlotte Annis, Tom Bodett, Lew Sorenson. Also present: Sam Farwell, Ezekiel Goodband

Meeting called to order at 6:35 pm.

Lew moved that we approve the minutes from the previous meeting. Charlotte seconded the motion and it passed unanimously.

During the first half of the meeting committee members and guests discussed a rough draft of sections 604-607 of the zoning bylaw, which deal with home enterprises. Many editorial changes were made and a new draft will be posted on the Planning Commission website after the Planning Commission reviews this document on July 5th.

The second half of the meeting focused on special event permitting. Tom described an interim zoning bylaw amendment under consideration by the Selectboard. It would add a 13th subsection to section 701 of the zoning bylaw specifying types of events not requiring a zoning permit.

Lew suggested an alternative strategy, which Tom will put before the Selectboard at their next meeting. Lew's alternative is adding a section to the General Regulations, Article VI¹ and adding a definition of Special Event under Article VIII.² (Note: the proposed bylaw language in the footnotes below is not necessarily Lew's original but incorporates changes generated by the discussion.)

Cindy moved that the committee urge the Selectboard to consider Lew's suggestion (i.e., that special event permitting be written into the new zoning bylaw as part of the ongoing rewrite process using the language noted below rather than dealt with via an interim zoning bylaw amendment enacted by the Selectboard). Cindy's suggestion met with unanimous assent.

The meeting was adjourned at 9:10.

¹ **Section 690 Special Events:** *Special events may be authorized in all districts subject to approval of a Conditional Use Permit as provided in Sections 720-723, provided that the Zoning Administrator shall issue a permit without Conditional Use approval if the event is a one-time, non-reoccurring event, lasting not more than two days, and generates attendance of no more than 150 people or 75 vehicles.*

² **SPECIAL EVENT** - *A temporary use of land (land development) intended for attendance at any time by more than 50 people, or generating more than 25 vehicles, where there is a charge or requested donation for attendance or rent paid, or for the sale of goods or services. Special events do not include parties or gatherings when attendees are by personal invitation **and no fee is paid to landowner**, or events that are below the above threshold.*