

**Zoning Bylaw Subcommittee of the Dummerston Planning Commission**  
DRAFT Meeting Notes for September 26, 2011

Members present: Cindy Wilcox (chair), Paul Normandeau, Charlotte Annis, Tom Bodett, Lew Sorenson. Also present: Sam Farwell, Mark Whittaker, Brenda Davis

Meeting called to order at 6:30 pm.

Meeting notes from the previous meeting were not available. Cindy referred those interested to the Planning Commission minutes of October 4<sup>th</sup> where this committee reported to the PC.

Setbacks: After long discussion on setbacks, which seem to work out well for all districts except the historic settlement areas, it was decided to recommend to the PC in the upcoming zoning changes to be discussed at public hearing, that the Village district be left alone for now. The setbacks there, as in Dummerston Center and Slab Hollow should be included with the map changes that define just where those areas are to be.

The second half of the meeting focused on “Uses” and the matrix Lew has been working on. Some items of note he brought up were as follows: (These to be worked on at the next meeting.)

1. West Dummerston Village is different from the other two historic settlements.
2. There is no single family housing in the CI district
3. We should hold off any changes in the RC districts in order to consider them as part of the larger discussion about the corridors under study now
4. We need a better definition of “Conditional Use”
5. “Camp” should be removed from definitions and considered as a single family dwelling
6. “Personal Service” should be removed since it is already covered under “Retail sales or service” or “Home Enterprise”
7. “Restaurant” should be changed to “Food Service”
8. Mixed uses in Historical Settlement Districts should be handled as a general regulation
9. Special events should be recorded in all districts
10. Definitions are needed for: Accessory Apartment, Dwelling, Animal Hospital, Auto Service/Repair, Cemetery, Earth & Mineral Extraction, Schools, Kennels
11. Dumpsters (amend language and allowance criteria)

After short discussion on how to plan for the Public Hearings, the committee decided to focus on Uses and Signs at the next meeting, followed by “Little stuff” in November.

The meeting was adjourned at 8:50.

Next Meeting: October 24<sup>th</sup>

Cynthia G. Wilcox, clerk *pro tem*