

The meeting was called to order at 6:30 at the Southern Vt. Learning Collaborative.

Members present: Steve Glabach, Mark Whitaker, Beverly Tier, Bill Schmidt, Lew Sorenson

Also present: Cindy Wilcox, Nelson Jillson, Bev Kenney, Ed Stromberg, Brenda Davis, Paul Normandeau, Zeke Goodband

On a motion from Mark Whitaker, second Bev Tier, the minutes from the March 8th meeting were approved as written after discussion about the questions in the addendum.

This meeting was to discuss the area of Rt 5 from Canoe Brook Rd to the Putney town line. Steve Glabach began the discussion by suggesting the areas east of Sweet Tree Farm, across from the Red Apartments, and south of the state boat landing could be removed from Rural/Commercial and put into Resource. Ed Stromberg brought up the railroad spur in the Kathan Meadow area and suggested that that area was well suited to commercial development with three phase power, access to the railroad and RT 91. A general discussion followed with many questions from the public as to definitions of Commercial, Industrial, Home business, non conforming lots and grandfathering a commercial business. There was much discussion on what happens when a grandfathered property is sold and what restrictions might be placed on a new commercial business and what changes might be allowed. Lew Sorenson and Bill Schmidt tried to answer these questions; Bill read several sections from the latest Dummerston Zoning Bylaws. Lew proposed that the Committee keep a list of questions raised in these meetings that need to be researched for definite answers. Ed Stromberg brought up many questions about changing commercial zoning and the loss of value to commercial landowners. Mark Whitaker spoke to some of these issues and stated his view that no one should loose value due to reclassification of zoning. Bill asked Ed Stromberg what he would like to see happen w/ the Kathan Meadow area. He replied that he would like to see more commercial development in that area including the cornfield. He stated it would have zero (adverse) impact on Dummerston, is close to Rt 91, ("Rt 91 is for making

money”) and that a town that stays the same is a dying town. Cindy Wilcox said the industrial areas at Exit 3 &4 were very important to keep; Paul Normandeau agreed.

Bill Schmidt gave a summary of the state’s new Long Range Management Plan for Dutton Pines. Several town boards and the Historical Society will be exploring ideas and options. On a motion from Mark and second from Bev Tier, the meeting adjourned promptly at 8.

Next meeting: May 10th, 6:30pm at the Community Center in West Dummerston