

Unapproved

Rt. 5&30 Corridor Committee

May 10, 2011

The meeting was called to order at 6:30 at the Community Center in West Dummerston.

Present: Steve Glabach, Lew Sorenson, Greg Brown, Bev Tier, and later, Mark Whitaker and Jack Manix

Also present: Jean Momaney, Terry Chapman, Jean and Harold Newell, Jesse Bristol, Cindy Wilcox, Brian and Joanne Tyler, Laurie Frechette, Charlotte Annis, Chip and Carlene Hellus, Alex Wilson, Paul Normandeau, Bev Kenney, Sam Farwell, David and Kevin Koski, Archie Clark, Brenda Davis, Linda Hellus, Maria Glabach, Lester Dunklee, Zeke Goodband

On a motion from Lew, second Bev, the minutes from the April 12 meeting were approved 3-0 with Greg abstaining.

Steve Glabach opened the discussion by pointing out that the area at Upper Dummerston Rd/Rt30 is not in Rural/ Commercial but that the Depot Rd area is and perhaps this need to be changed.

Jesse Bristol told the meeting that his business, J&B Auto, is in Rural/Residential. He would like to see it become Rural/Commercial. Several others in attendance endorsed this change.

David Koski asked about the status of his property near the covered bridge and expressed concern about the loss of value if the present zoning were changed.

Lew Sorenson explained the purpose of the Committee and the charge given them by the selectboard.

Sam Farwell brought up the village and asked to discuss Rural/Residential vs Rural/Commercial. There was discussion later about the village district and what commercial uses are conditionally permitted. Laurie Frechette told the group that the Irving property is part of the village district and Rural/Residential.

Maple Valley was discussed as was the Jelly Mill property. People would like to see the Maple Valley property in use again in some form but Greg Brown stated it was unlikely to be used as a ski resort again due to water withdrawal permits.

Greg asked the group what characteristics they liked or disliked about the Rt 30 Corridor. Several people mentioned the West River, Black Mt.

and bridges as features they liked. Jesse Bristol thought the topography of the area would limit development; others said they would like some commercial development along Rt 30- better there than on backroads. Mark Whitaker stated that the Town Plan language, people pressure, and the current zoning would prevent large developments.

Parking at the Depot Rd/Rt 30 swimming area was mentioned as a serious problem.

A discussion ensued on the tax revenue raised from commercial vs. residential properties. Jean Newell stated that commercial property is taxed at the non-residential rate, lower than the residential rate. Paul Normandeau told the group not to choose commercial development to lower taxes, choose it for the service it offers or jobs; it doesn't lower taxes. Greg Brown stated that people shouldn't think of development as a way to lower taxes because of the portion of taxes going to schools and the State of Vermont though Act 60.

In other business: Steve Glabach gave a summary of his updating the selectboard on the Committee's work. The Committee discussed the 11 hours billed to the Committee by the WRC so far. Greg Brown will be asking for a detailed accounting from WRC.

With no other business to come before this meeting, on a motion from Mark, second from Jack, the meeting adjourned at 7:55.

Next meeting: June 14, place-TBA