

**Dummerston Planning Commission**  
Dummerston Town Offices  
**JAN 19th, 2010** Convened 5:00pm

Present: Commission members Steve Mindel, Elizabeth Catlin, Reg Rockefeller, Corin Nelsen, Bob Wainright, Cindy Wilcox, Matthew Hoffman, and Debra Forrett, In absentia: David Ryan

Guests: Charlotte Annis ZA; Greg Brown, Tom Bodett and Zeke Goodband – Selectboard; Lew Sorenson- DRB , Mary Ellen Copeland -Conservation Commission; and Steve Meggiolaro. Tom and Barb Johnson, Steve Glabach, Chip Hellus, Molly Stoner, Mr. and Mrs. Dave Baker, Bill Schmidt and Paul Normandeau,

Our Next meeting will be Feb 2 at 5pm. It will not be a public comment session. This will be a work session with the Selectboard to finish Land Use and start work on Working Landscapes section (and others if time permits)

Welcome to Matthew Hoffman and Deb Forrett! We will incorporate their contact information asap.

Minutes were approved from Jan 5<sup>th</sup> meeting

This meeting is still a working session and it was requested that public feedback wait until completion of the draft...

On the Land Use Section of the proposed Town Plan Draft-

***Focus Areas***

b. Connecticut River Valley- it was decided to leave this as it was- Exit 3/ Ferry Road specifics would be covered in the light industrial overlay description and this Focus Area section was meant to be broader than this...

various sections: remove the word hamlet because this section is about neighborhoods, not zoning designations. It is enough just to refer to West Dummerston Village and Dummerston Center and Slab Hollow ...

***Land Use Goals, Policies, and Action Steps:***

There was discussion about the intent of the Selectboard in “softening the language”- it was noted that it was in order to make the public feel more involved and try to communicate the intentions of the plan better... However, many of the stronger terms were intentional to meet Supreme Court rulings, so we will analyze them with that in mind. It was decided that (while it does state it clearly on page one of the Town Plan) we could re-state the goal of a public and collaborative process for this controversial section.

Adding a note about the collaborative process before Goal One... (Elizabeth will tackle this)

Change Policy 1.1 back to read “Designate distinct zoning...”

Action Step a – Adopt a Conservation District: add “large tracts of”

a-i change “residences” to “residential”

a-ii change first word back to Prohibit and add “town” before roads

a-iii change to read: Investigate public and private strategies for maintaining undeveloped land in a manner that reflects the needs of landowners and protects habitats, watersheds, and conservation corridors.

b. Adopt a Resource District... change to “...for the continued use of lands...”

b-i deleted entirely (density of development item)

b-ii delete “and housing” from end of sentence 1, but add “residences” before forestry

c Adopt a Rural District...

c-i deleted entirely (density of development...)

c-ii keep Selectboard’s wording of “Encourage clustering of...”

c-iii delete “and housing” from end of sentence 1, but add “residential” before agriculture

d. Preserve the Rural Residential District...

d-ii delete “and housing” from end of sentence 1, but add “residential” before agriculture

d-iii deleted entirely

ADD section e: Add a Residential District (Reg will find some proposed language for this section)

Change e to f Adopt Village and Historic Settlement Districts ... (Cindy is going to address the needed changes to this section)

Change f to g and to read: “Adopt a Connecting Habitats Overlay to review uses that prevent or limit wildlife movement between unfragmented blocks of forest and along undeveloped streambeds.”

Delete item g

h. Delete the word “district” after Overlay

i. delete the word “District” after Recreation Overlay

Add j: Adopt a Commercial / Light Industrial Overlay (Bob will work on wording here )

Goal 2, Policy 2.1 change to “Require that development projects integrate natural features...”

Action step a. change to “Revise site plan review standards to ensure that overall site design respects the natural characteristics of the land around where a development is located.”

Policy 2.2 action step c- “Concentrate conservation efforts on lands in the Conservation District and Connecting Habitats Overlay”

Policy 3.1 change “generalized land use map” to “future land use map” (AND re-examine this with Maps in hand!)

Policy 3.2 Probably will require re-wording as it is aimed at large companies, but not residential (Greg noted that “Transmission” and “Distribution” relating to power lines/facilities are a good differentiation)

It was noted that while the Commission may be saving time now by not accepting “public” comment in the meetings, that we may be doing a disservice by not asking for their feedback, at least at the end of the work session, because we won’t hear opinions/ changes/ strong objections until we have done more work on the revised draft... why not get their say now, make changes where appropriate now, and have a more solid revised draft for the hearing stage...

Meeting was adjourned shortly before 8 pm.  
Respectfully submitted,  
Corin Nelsen