

**Dummerston Planning Commission**  
Dummerston Congregational Church Basement  
**February 2nd, 2010** Convened 5:00pm  
DRAFT minutes

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, Andrew McFarland and Zeke Goodband – Selectboard; Steve and Maria Glabach, Steve Meggiolaro, Bill Schmidt and Paul Normandeau.

**Minutes** for Jan 19<sup>th</sup> were approved with 1 amendment- adding Allison Baker to attendees.

**Zoning Bylaw Subcommittee update:** We received a letter from WRC that we have a little more time (May 7 instead of end of April) to complete the WRC portion of the rewrite.

There will hopefully be 3 public meetings facilitated by the WRC- Variable lot size; Setbacks and Waivers; and Home Business/ Occupation.

There will be meetings on Feb 10<sup>th</sup> at the Historical Society, and Feb 16<sup>th</sup> at Windham Regional Commission's offices. Both are at 8:30 am .

**Town Plan: # of Acres in Town...** There was a question about the number stated in the Town Plan Draft... the two different figures were from WRC (19,815 physical acres of land) and the Listers (18,540). It was explained that the difference is that the Lister's figure does not include many roadways, and some acreage that is not on the Grand List... It was approved that we will keep the 19,815 acres listed, but add a Footnote to the proper page, noting that the Grand List total is 18,540 acres.

**Town Plan: Land Use Section:**

Under Existing Land Use, section 1-1 "Commercial Development" , add "restaurants" to the list of uses.

In Future Land Use, Section 1-f. change first line to read "Connecting Habitats Overlay: Connecting Habitats are areas..."

In Future Land Use, Section 1-h "Historic Settlement Areas" delete from the third sentence starting with "Often, auxiliary buildings..." through "They Also" at the start of sentence 10.. and add to read " Currently these areas provide a focus for Town cultural..."; and delete the last sentence "Although ideally suited..."

In Future Land Use, Section 1-h-i change to read "West Dummerston Village is located adjacent to the Route 30 Corridor, and includes historic structures that once were

churches, a Grange, and a school. Many have undergone adaptive reuses, mostly to become residential. West Dummerston Village also has a library, Community Center, a Church, a Post Office, a firehouse and a cemetery. In order to encourage compact settlement in the Village, the Town needs to consider current restraints created by inadequate water and septic needs.”

In Future Land Use, Section 1-h-ii “Dummerston Center” delete the first part of the last sentence and change to read” This Area may allow opportunities for appropriate...”

In Future Land Use, Section 1-h-iii “Slab Hollow” delete sentence 4 “There is not much open space...” and correct the last sentence to read “However, should development opportunities arise, the historic character of the area should be maintained and an appropriate variety of uses be encouraged.”

In Future Land Use, Section 2-c “East Dummerston” remove the words “historic settlement” after the words Slab Hollow (twice)

In Future Land Use, Section 2-e “Dummerston Center” remove the words “historic settlement”

In Land Use Goals, Policies and Action Steps, the new opening paragraph, delete “Because” and change the first sentence to read “Land use planning impacts real property, and therefore the Town is especially committed to working in collaboration with residents to develop land use regulations.”

In Land Use Goals, Policies and Action Steps, Policy 1.1, e-ii “Adopt a Residential District” change “minimum lot size” to “settlement pattern”

In Land Use Goals, Policies and Action Steps, Policy 1.1, f “Adopt Historic Settlement Area Districts” delete the last phrase to simply read “To this end:”

In Land Use Goals, Policies and Action Steps, Policy 1.1, move “j. Adopt a Commercial Light Industrial Overlay” to be the new letter “h” BOB W. will write some more defining verbiage for this action step

In Land Use Goals, Policies and Action Steps, Policy 1.1, old h, delete “District or” to read “i Investigate the creation of an Agricultural Overlay. (Planning...”

In Land Use Goals, Policies and Action Steps, Policy 1.1, old j, delete the word “District” after “Recreation Overlay”

In Land Use Goals, Policies and Action Steps, Policy 2.1, delete “Require that” and change to “Encourage development projects to integrate natural features and resources...”

In Land Use Goals, Policies and Action Steps, Policy 2.1, action a. delete all and change to read “Develop an informational packet for permit applicants to encourage ecologically and aesthetically beneficial site planning.”

In Land Use Goals, Policies and Action Steps, Policy 2.1 action b. delete entirely.

In Land Use Goals, Policies and Action Steps, Policy 2.2 , action a, sentence 2, delete the word “of” before “and”...

In Land Use Goals, Policies and Action Steps, Policy 2.2 action b, change to read “Prohibit new development in flood hazard areas except as provided by State regulations”

In Land Use Goals, Policies and Action Steps, Policy 2.2 action c. delete entirely.

In Land Use Goals, Policies and Action Steps, Policy 3.2 change to read “Prohibit extension of commercial transmission facilities or the construction of other commercial utility structures on or through all Districts except the Resource District.”

There was some discussion about the commercial light industrial overlay and removing the sections that are farmland / agriculture along the Route 5 corridor. It was decided that time would be devoted to map changes at our next meeting with appropriate maps available. Here are some of the proposed changes to discuss:

- remove “Mixed Use” and replace with “Residential” and named historic settlement areas
- adjust Commercial Light Industrial overlay at exit 3/ Ferry Road area and refine along Rt. 5
- change name of Critical Conservation Corridor to “Connecting Habitats
- remove Dummerston Center local historic district

ADD to the beginning of the plan, under GOALS OF DUMMERSTON

1. To Maximize opportunities for all residents to participate in all public processes.

### **Moving Forward...**

Feb 16<sup>th</sup> 6pm, in the church, working meeting. Working Landscapes & Conserved Lands sections will be addressed, as well as creating a draft for map changes. Bob will bring some working maps.

On March 9<sup>th</sup> 6pm in the church, will be a public comment meeting to address any additional public concerns about the most recent drafts of Land Use, Working Landscapes, and Conserved Lands sections.

On March 23<sup>rd</sup> working meeting – hopefully addressing the remaining chapters of the Town Plan draft.

The meeting was adjourned shortly before 8 pm.

Respectfully submitted,  
Corin Nelsen