

**Dummerston Planning Commission**  
Dummerston Congregational Church Basement  
**March 9, 2010** Convened 6:00pm

Present: Commission members Steve Mindel, Elizabeth Catlin, Reg Rockefeller, Corin Nelsen, Cindy Wilcox, Matthew Hoffman, and David Ryan

Guests: Charlotte Annis ZA; Greg Brown, Tom Bodett and Zeke Goodband – Selectboard; Mary Ellen Copeland- Conservation Commission; Tom Johnson, Steve and Maria Glabach, Steve Meggiolaro, David Baker, Bob Wainright, Bill Schmidt and Paul Normandeau.

**Past Minutes** for Feb 2 were approved unanimously.

**Scott Farm** – Zeke informed us that this was tabled to a back burner for now.

**Organizational Business**

Cindy was voted the new Chairperson  
Matthew was voted the new Vice-Chair  
Elizabeth was voted the new Clerk

**Zoning Bylaw Subcommittee update:**

Home Business/ Cottage Industry—Reg and Cindy gave a rundown of the current draft. The public forum (as req'd by the grant) is tentatively scheduled for the 18<sup>th</sup> (location TBA). Suggestions for changes would be great to have to Cindy by Thursday. Cindy will send it out digitally.

**MPG Grant Application** \$250K is available to towns with priority targeting Bylaw updates for new Plan compliance...!! We will have to determine if an approved Town Plan is statutorily required or if they would be willing to help us in this situation.

**Future Land Use Section-**

Matthew noted that in the descriptions of the different districts- where it says connecting habitat overlay- that 1-2 family homes are statutorily exempt from Site Plan Review and the goal of the overlay states it as a direct action...

So in Future Land Use, Section 1, f (Connecting Habitats Overlay), make the last sentence end with the word “forest.” (delete”by establishing site plan review...”)

Matthew also inquired about Residential use in the Conservation District and how to really make Policy 1.1, action step a, iii. Have some teeth. It was noted that it will be up to Zoning to implement the details of how that works. The intent was duly noted.

**Public Comment-** Future Land Use Map

Tom Johnson re-stated his concern with the Connecting Habitat Overlay and how that may affect his property. It was noted that it does not prevent him from developing and the revisions in the Plan have actually taken his concerns into account.

Steve Glabach asked how the lines were established for the Connecting Habitat Overlay; Mary Ellen Copeland was able to describe the detailed process that the Conservation Commission used and encouraged people to look at the Conservation Commission website for more detail. Steve G. also restated his concern that the Planning Commission could be doing more public outreach for establishing some of these lines. It was noted that addressing the specific concerns/lines of a few individuals was not a precedent that the Commission wanted to set.

David Baker expressed his concern that he is afraid of having something taken away... there was much discussion about how the Plan in general and the Map in general is not targeting individuals, and how the plan and zoning is meant to encourage development in an intelligent method and is based on a lot of data.

Paul Normandeau commented that we are all on the same page with making Dummerston the best place to live for everyone now and in the future.

Bill Schmidt commented that he did not understand why some conservation-minded folks were arguing so heavily against items in the Plan that are meant to help conserve our lands.

Tom Bodett pointed out that everything the Town is doing by including a little more regulation is a far better thing than having very little regulation, because we can't just assume that everyone will respect their neighbor's rights... he saw it firsthand in Alaska. And it wasn't pretty.

The Future Land Use section will be modified with the above change and then posted online.

We will meet at 6pm on March 23<sup>rd</sup> to tackle all the rest of the sections, which have fewer suggested changes. It seems to be agreed that we will work as long as it takes that night to complete all of the sections . We can then set a date for our hearing.

Meeting was adjourned at 8:15pm

Respectfully submitted,  
Corin Nelsen