

**Dummerston Planning Commission**  
**April 6, 2010** Convened 5:30 pm  
DRAFT minutes

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

Guests: Charlotte Annis ZA; Tom Bodett and Zeke Goodband – Selectboard; Steve and Maria Glabach.

**Past Minutes** for March 23 were approved unanimously.

**Zoning Bylaw Subcommittee update:**

The Subcommittee is meeting often to comply with the MPG deadline to have the draft to WRC by the end of April. John Bennett is the new WRC liaison, and WRC will give DPC some of his time after the grant ends to make up for Josh's earlier ineptitude. Work is being done on the Bylaw sections required by the grant, including setbacks, uses, lot sizes, inconsistencies, non-conformities, and definitions. The grant requires a map, so the Future Land Use map, with parcel boundaries and structures, will be used. Emphasis was made that everything is very much in DRAFT form, and will be submitted to the state with that understanding.

**Town Plan**

The PC public hearing will be held on May 4<sup>th</sup> at 7 pm in the Church basement, in light of the School Board meeting scheduled for April 27<sup>th</sup>. Reg will act as Hearing Officer.

We discussed how to handle printing of the new draft and decided to print a few full copies, but also make copies of the just the Land Use chapter and the Future Land Use Map on the assumption that most people will only want those pieces. We also want to print handouts of what has changed between this draft and the former draft. Corin will talk to Laurie about how to do that on Word.

We agreed to amend the first sentence of the Residential district to read: “**Residential:** The goal is to encourage the most intensive use of land with a wide variety of housing types **and retail and service establishments in scale with the neighborhood.**” The idea of this district allowing small commercial uses had somehow gotten lost when we rewrote it from Mixed Density to Residential.

We decided to keep the Commercial/Light Industrial Overlay, and to add two new small overlay areas: the first is south of Houghton and Carpenter Roads on either side of Route 5 to just below Brattleboro Sheet Metal, and the second is on the west side of Route 30 from Maple Valley up to Clark's.

We reshaped the Slab Hollow historic settlement area so that its west end is just past the intersection of Miller Road and Schoolhouse Road, and its east end is closer to the

intersection of East West Road. The area is now more of a circle, and seems to better represent the historic settlement pattern.

Elizabeth will take the Future Land Use map changes to Jeff Nugent at WRC to get an updated map. She will also check with Jeff and Bob Wainwright about which maps are attached to the Plan. We need to add a list of maps to the Table of Contents.

Sue Fillion did the reports required for the initial draft plan when it was sent to surrounding towns, the state and WRC. Cindy will amend these reports to fit the second draft plan and they will be circulated to the required parties with the new draft no less than two weeks prior to our May 4 hearing.

The Selectboard may hold its Public Hearing on the Plan the second week in June.

### **Other Business**

We agreed to change the start time of Planning Commission meetings to 6 pm from now on.

Elizabeth will continue to write the column for The Views of Dummerston. One will be submitted next week.

Our next meeting will be held at 6 pm on May 4<sup>th</sup>, before the Public Hearing at 7 pm.

Meeting was adjourned at 7:30 pm

Respectfully submitted,  
Elizabeth Catlin