

**Dummerston Planning Commission**  
**September 7, 2010** Convened 6:00 pm  
DRAFT minutes

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

Guests: Charlotte Annis ZA; Zeke Goodband – Selectboard; Maria Glabach, Gail Sorenson, Nelson Jilson, Dan Normandeau.

**Past Minutes** for July were approved unanimously. Minutes have not been done for the August 3 workshop, but Steve M. may have notes. Gail Sorenson spoke to the need to have minutes posted in a timely fashion. It was agreed that the Clerk, currently Elizabeth, will be responsible posting things on the website.

**Mail** has all been forwarded to PC members.

**Town Plan**

All changes to the draft Town Plan proposed by the Selectboard in their letters of 8/18/10 and 8/30/10, as well as the changes to the Future Land Use Map, were accepted by the PC in a motion made by David and seconded by Steve G.

We agreed that the draft Plan meets the State Planning Goals, with some concern about Goal (1)(a) regarding strip development. However, the corridor study will address that and the Plan does make a statement against strip development on page 15. Cindy will send a letter to the Selectboard stating the Plan is in accordance with State Planning Goals.

The Selectboard's hearing on the Plan is scheduled for 9/22/10 at 7 pm at the Grange

**Manuals and Procedures**

The SB has scheduled a joint meeting with the PC and other town commissions to discuss the requirements of Open Meeting Law. The corridor study for Routes 5 & 30 will also be discussed. This meeting is set for 10/13/10 at 7 pm at the Grange.

Cindy encouraged PC members to take advantage of the manuals posted on VPICs website to educate themselves on procedures and various planning topics.

PC agreed to update its Policies & Procedures Manual as the old one dates from before the creation of the DRB. Deb volunteered to head this effort up.

**Scott Farm Act 250 Hearing**

Steve G. and Elizabeth recused themselves because of conflicts of interest, but Elizabeth did continue to take notes for the minutes.

The Hearing is on September 30<sup>th</sup>. PC has interested party status and Cindy will check with April to make sure that we comply with procedure for being able to speak at the hearing.

Dan Normandeau said he believes the PC has an important role to play in the hearing because the Scott Farm request needs some limits.

Matt noted that the issue is really traffic and noise.

Cindy will speak for the PC on the fact that newly-adopted (by then, hopefully!) Town Plan encourages agri-tourism, but the process for defining what it is and where it should be in Town has not happened. Ultimately, future zoning will reflect the conclusions from that process, most likely in conditional use language.

The PC agreed the issue of agri-tourism will be taken up by the Ag Subcommittee, and the Farmland Protection group should be involved. There is no state definition of agri-tourism, but Dan N. noted that the VT Farms Assoc? Bureau? has good info.

### **Upcoming Tasks**

1. Zoning Bylaw Subcommittee: Reg will continue to lead, and David, Steve G. and Matt will join. Reg will contact existing members, regroup, and bring work done to date to the PC as a proposal.
2. Corridor Study: Steve G. will lead, but it is unclear what form this group will have because SB is involved as well. Should know more after the 10/13 joint meeting.
3. Historic Settlement Area Boundaries Subcommittee: Cindy will lead, Elizabeth and David will assist.
4. Budget/Planning Grants/Views articles: Elizabeth will do.
5. Procedures Manual: Deb will draft.
6. Agriculture Subcommittee: Matt will lead, Steve M. and Reg will assist

The upcoming Views article will describe these newly forming Subcommittees and their chairs so that the public is aware what the PC is doing now that the Town Plan is in place.

Elizabeth agreed to go through the Plan and organize a list of action steps for each of the Town boards. PC will look at its list of Action Steps at the next meeting to strategize how and when to address them.

### **Other Business**

Our next meeting will be held at 6 pm on October 5. There will also be a joint meeting with the Selectboard on October 13 at 7 pm at the Grange.

Meeting was adjourned at 7:30 pm

Respectfully submitted,  
Elizabeth Catlin