

Dummerston Planning Commission

Unapproved Minutes

June 7, 20011

Members Present: Regina Rockefeller, Steve Glabach, Cynthia Wilcox, Sam Farwell, Bill Schmidt, Annamarie Pluhar, Rich Cogliano

Absent: Debra Forrett, Matthew Hoffman,

Also present: Dan Normandeau, Zeke Goodband, Charlotte Annis, Marie Glabach.

1. Open Meeting

Meeting was called to order at 6:30 at the Dummerston Town Office by Cynthia Wilcox

2. Public Comment

Charlotte Annis reported that the West Hill Shop solar array installation different from what it looked like in the application. It ended up being right against Graham King's property. The Certificate of Public Good (CPG) trumps zoning rule when selling back to the grid, residents should be made aware of this when they are sent the abutter's notice.

3. Minutes: from last meeting, May 3rd, 2011

Corrections: none

Motion to accept: Steve

Seconded by: Regina

Motion passed unanimously

4. Planning Commission invited to All Boards Meeting June 8th

5. Reports from Implementation Taskforces

I. Zoning Bylaw Update Committee (DZBC)

Reg reported that there should be an informational meeting co-hosted by the Planning Commission and the Zoning Bylaw Committee on the draft of the "Home Enterprise" section. John Bennett at Windham Regional is helping us ensure that what is written is legal.

a. Schedule & content for Phase I of Zoning Update

Phase 1 includes several changes to the current bylaw. This needs to be done to give relief to the DRB as quickly as possible as there are conflicting bylaws

The issues are:

- Signs
- Universal setbacks for all Dummerston lots except in village settlements which have their own special setbacks
- Event permits
- Definitions additions, deletions and corrections
- Changes to uses in current zoning districts
- Home Enterprise

There are some things in the draft that are not quite right, such as the truck description. The Planning Commission to read the draft and send comments by June 22nd to Cindy by email. Cindy will bring to Bylaw Committee meeting on June 27th. The draft will then be posted on the web for the public viewing of the draft.

Phase two will be the new zoning districts and zoning maps. This will take more time.

b. Schedule & plan for Informational Forum on Home Enterprise

The purpose is to expand the types of businesses allowed in Dummerston and to be able to have a Dummerston business directory. An informational meeting will be held on July 18th, from 7 PM to 8:30 PM.

Rich will write a message to invite the people to the meeting. Rich will send to Cindy and Annamarie for review. We will ask Pam to send out an email.

Cindy will find out if the Grange is available.

c. New Chair(s)

Cindy Wilcox and Matthew Hoffman

II. Corridor Studies/Rtes 5 & 30

Steve Glabach reported that the committee had a good Rt. 30 informational meeting last month with lots of comments from many attendees. The corridor study is not going be ready in September.

III. Historic Settlement Area boundaries (Village Settlement Areas)

Cindy reported that some follow up to the three area meetings was necessary before the subcommittee could make a recommendation to the Zoning Bylaw: this would be part of Phase 2. The next meeting date is not set.

IV. Agriculture Subcommittee

No report.

6. Other PC Tasks from the Town Plan

Nothing assigned.

7. Mail

Mail was reviewed leading to conversation about the filing system for the Planning Commission papers. Reggie volunteers to clean up the files.

8. Other Business

Reggie suggests that new planning commissioners attend a DRB meeting to understand how the bylaw works. June 21 is the next meeting.

Steve moved the meeting would be adjourned, Sam seconded. Motion passed to adjourn.

Next meeting: July 5, 2011 6:30-8:00

Submitted by Annamarie Pluhar