

# Dummerston Planning Commission

## Approved Minutes

August 2, 2011

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

**Members Present:** Debra Forrett, Steve Glabach, Cynthia Wilcox, Sam Farwell, Bill Schmidt, Annamarie Pluhar

**Absent:** Rich Cogliano

**Also present:** Lew Sorenson, Gail Sorenson, Charlotte Annis, Beverly Tier, Claudia Teachman, Zeke Goodband, Paul Chapman, Theresa Chapman, Maria Glabach, Paul Normandeau, Mark Whitaker, Brenda Davis Lane

### 1. PUBLIC COMMENT

No public comments.

### 2. Minutes/Meeting notes of July 5, 2011 (on website)

No additions or corrections. Deb moved to accept, Bill seconded. Minutes approved.

### 3. Reports from Implementation Taskforces

#### a. Zoning Bylaw Update Committee

##### I. Text for Events Language, discussion of any changes from July 25<sup>th</sup> draft

Add to the bylaw language into Section 690. "Currently established events are "grandfathered" and may continue w/o Zoning Permit; documentation letters will be issued by the Zoning Administrator" Steve motioned, Sam seconds. Approved.

There were public queries about the special events permits. Cindy pointed out that zoning right now doesn't allow for a special events. Current organizations would submit to Charlotte request to be grandfathered before the bylaw takes effect.

Section 690 will be rewritten to start with when a permit is not required. A proposal for rewording the 690 was agreed on.

Motion to change from "may" to "will." Deb made the motion. Steve seconds. Approved.

Cindy will make the revisions and send to Planning Commission and then to John Bennett at Windham Regional.

##### II. Text for Home Enterprise, discussion of any changes from July 18<sup>th</sup> draft

#### Discussion and decisions:

Section 604: Put Vermont Statute Annotated citation up front to make it clear it is state statute.

Section 604A: Delete "Registration" in the title and add language to clarify "Home Enterprise" as umbrella term for the three types of home businesses.

The Planning Commission started to address questions raised by the Public Forum (July 18) in order of documentation when it became clear that there were large policy issues to be discussed first.

There was much discussion of grandfathering current businesses, storage of vehicles and their size and the transferability of permits in the advent of a business sale. The Planning Commission referred the rewriting of these sections back to the Zoning Bylaws Subcommittee.

Steve suggests that the questions from the public forum need to be answered by the Bylaws Subcommittee. The Zoning Bylaws Subcommittee will work on this at the next meeting August 22 at 6:30.

Sam nominated Deb to be on the Bylaws Subcommittee. (Matthew having resigned.) Steve seconded. All approved.

Sam motions that this question is called. Deb seconded. Motion passed.

### **III. Schedule & content for phase I of Zoning Update**

#### **Corridor Studies/Rtes 5 & 30**

Steve requests that the Planning Commission establish a date for the Corridor Studies finding report. The date will be December 6<sup>th</sup> meeting. Corridor committee needs a draft of the Bylaws committee work on district uses according to current Town Plan.

#### **Agricultural Subcommittee (needs new Chair)**

Discussion of how necessary this committee is as it overlaps with the Farmland Committee. Tabled for later discussion.

#### **4. Planning Commission appointments (Deb Forrett)**

Zeke explains the process for interviewing Planning commission candidates. Renewals are reviewed by the Selectboard. Selectboard advertises on the web that the position is open. Reformer has a new section "About Towns," where this can also be posted.

#### **5. Municipal Planning Grant (Bill Schmidt)**

Bill presented the idea of pursuing the goal of economic development through a planning grant. possibly combining with Putney and Westminster. Bill will look into this more and follow up.

#### **6. Traffic concerns on Rte 30 at West River/Rock River swimming areas**

Tabled

#### **7. Mail & reports on conferences or workshops**

No mail.

#### **8. Other PC Tasks from the Town Plan**

#### **9. Other Business**

Mark Whitaker asks about solar panels. Sam answered by explaining the Act 248 process: If the solar panels are net-metered and feed back into the grid they are exempt from local zoning.

#### **10. Next meeting: September 6, 2011**

Sam moves to adjourn, Steve seconds. Meeting adjourned at 9 PM.

Submitted by Annamarie Pluhar