

# Dummerston Planning Commission

## Approved Minutes

September 6, 2011

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

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

**Absent:** Rich Cogliano, Deb Forett

**Also present:** Paul Normandeau, Tom Bodette, Maria Glabach, Charlotte Annis, Lew Sorenson

### 1. PUBLIC COMMENT

No public comments.

### 2. Minutes/Meeting notes of Aug 3, 2011 (on website)

No additions or corrections. Sam moves to approve. Steve seconds. Accepted.

### 3. Reports from Implementation Taskforces

#### Zoning By-law Up Date Committee

##### I. Text for Home Enterprise, discussion of any changes from August 31<sup>st</sup> draft

Steve asks how are we doing answering the questions from the public meeting? After discussion, Steve moves that Lew, Sam, and Annamarie will work together to create a document responding to these items. The document will be posted on the website. Sam seconds. Motion passes. The draft is to be sent to DRB and DZB for review. Charlotte suggests we talk to listers as well.

Discussion of rationale for home enterprise new bylaw section – “usual and customary” is phraseology of the current bylaw. Charlotte had asked for a clearer outline of what was usual and customary so that the town would have a clear policy when there are conflicts. Town has decided to have a good zoning bylaw that is workable for people. Tom says it is the town’s intention to enforce the bylaws once they are good. Discussion of how to make the process one that people will do.

Discussion about the language on grandfathering current businesses. Lew suggests adding “The Zoning Administrator shall determine if, and what type, permit is needed.” Lew points out that the Home Occupation, Businesses and Industry are not “defined” suggests the language change to “as governed.”

Motion to make these changes. Bill moves to accept the motion. Sam seconds. Motion passed.

##### II. Text for Events Language, discussion of any changes from August 5<sup>th</sup> draft

Discussion of language “Special event may (will?) be authorized” in the draft. Sam moves to strike “May be authorized” and replace with “are allowed” Bill seconds. Passed.

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

Suggestion that the three items: special events, home enterprise and set backs be offered at three separate public hearings held in one evening. At the PC meeting on the 4<sup>th</sup>, we’ll discuss the language for setbacks and other small changes that have been proposed by the Bylaw

subcommittee. Motion to have DPC public hearing on the three bylaw changes: set backs, home enterprise and special events on Thursday the 27<sup>th</sup>. Bill moves, Cindy seconds. Motion passed.

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

Steve reports that the subcommittee had good presentations from John Anderson on Route 30.

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

Bill looked into a grant focused on economic development as dealt with in the town plan. Conversations with WRC staff led him to decide that economic development planning is best done on the regional and not rural town level. Additional consideration of a grant focused on agricultural economic development resulted in the conclusion that interest is limited and that now isn't the time to apply for such a grant. Dummerston has received planning grants over the past 4-5 years.

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

Reviewed mail.

#### **6. Other Business**

Steve nominated Sam to serve as Vice Chair of the PC. Bill seconded. Motion passed.

Bill moves that the PC Ag subcommittee will meld with the Farmland Committee. Cindy moves, Steve seconds. Motion passed.

Sam volunteers to respond to PC email from Dummerston residents. Will copy PC on all correspondence.

#### **7. Next meeting: October 4, 2011**

Submitted by Annamarie Pluhar