

Dummerston Planning Commission

Approved Minutes

October 4, 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, Rich Cogliano, Deb Forett

Absent

Also present: Maria Glabach, Paul Normandeau, Lew Sorenson

1. PUBLIC COMMENT

No public comments.

2. Minutes/Meeting notes of September 6, 2011 (on website)

A few corrections were made. Rich moves to approve. Sam seconds. Accepted.

3. Reports from Implementation Taskforces

Zoning By-law Up Date Committee

I. Text for Home Enterprise (Draft 9/19/2011)

Preparing text for the public hearing October 27th. The ZBC Recommends that the DCP holds hearings on Home Enterprise, Events, and Setbacks. Discussion of Public Forum Questions and Answers drafted by Lew Sorenson, Sam Farwell, and Annamarie Pluhar. Steve motions to accept Questions and Answers as amended in the meeting. Deb seconds. Motion passes. Discussion of current tax on business property. Bill moves that we recommend to the listers and the Selectboard to remove the tax on business personal property assets. Steve seconds. Motion passes.⁴⁵

Discussion of Section 606 Home Business language. Lew notes that the current draft version doesn't have much distinction between the Home Business and Home Industry categories. The intent is to allow the ZA to issue permits to a class of businesses without requiring a DRB review, but to require a permit of businesses that are different from Home Occupation businesses. After discussion, Deb moves to change language as follows: "A home business requires a zoning permit. A Home Business differs from a Home Occupation in that it includes the presence of non-resident employees." And in the first sentence of number 1 to remove the phrase "unless otherwise approved by a site plan/conditional use permit for any visible activities relative to the business on the site." Bill seconds. Motion passes, with Steve dissenting.

II. Text for Events Language (Draft 9/7/2011)

Discussion of the phrase "legally established". Rich motions to change text to read, "events that are established in conformance with then current zoning prior to the date this bylaw is adopted are "grandfathered." Steve seconds. All approve.

Discussion of suggested text from the Farmland Protection Committee "special events also do not include agricultural marketing activities on farms, such as: seasonal harvest events, Community Supported Agriculture food distribution, and roadside stand promotional events." Steve moves to insert this language proposed. Deb Seconds. Motion passes.

III. Text for Setback language (Draft 9/30/2011)

Rich moves to approve to bring the draft to the public hearing. Deb seconds. Motion passes.

IV. Schedule & content for phase II of Zoning Update

No discussion.

V. Procedure for posting Agendae & Minutes

The Zoning By-law Committee notes will be taken by Deb so that they can be posted.

Corridor Studies/Rtes 5 & 30

The committee is considering recommending the extension of Rural Commercial. They are also looking at Route 5 between RR tracks and the river to take it out of Rural Commercial. No decision made. Will finalize next meeting. The committee is hoping for a preliminary wrap up in a few meetings.

4. Other business

5. Mail & reports on conferences or workshops

Sam reports on mail.

Next meeting: November 1, 2011

Submitted by Annamarie Pluhar