

# Dummerston Planning Commission

## Approved Minutes

November 1, 2011

Meeting was called to order at 6:30 at the Dummerston Town by Sam Farwell

**Members Present:** Rich Cogliano, Sam Farwell, Deb Forett, Steve Glabach, Annamarie Pluhar, Andrew MacFarland, r Bill Schmidt,

**Absent:** Cynthia Wilcox

**Also present:** Charlotte Annis, Zeke Goodband, Maria Glabach, Tom Bodette, Paul and Jody Normandeau, Gail Sorenson, Eva Green

### 1. PUBLIC COMMENT

No public comments.

### 2. Minutes/Meeting notes of October 4, 2011 (on website)

Minutes accepted. (Clerk was late and didn't hear who moved and seconded.)

### 3. Review of Public Hearing on Zoning Changes/ Next Steps

Discussion of public hearing. Gail Sorensen notes three mistakes in the hearing notes and thanks the clerk for making them available so quickly. The mistakes will be corrected. Andrew moves we close the public hearing, Deb seconds. Passes.

The PC has received written comments came from Jody Normandeau and Lew Sorenson.

1. Setbacks. Steve raises questions on setback for small buildings that were brought up at the public hearing. Sam comment that the 6 ft. setback for structures less than 200 sq. ft. is language from the existing bylaw and not part of the revision.. Andrew moves to submit setback revision as presented for the public hearing, to the Selectboard. Steve seconds. Motion passes.

2. Special events. Discussion of the question of what is a "permitted use." Deb moves to table discussion until our next scheduled meeting. Steve seconds. We are "trying to perfect the perfectible." Discussion about how to move forward with special events. General agreement that it can't be done in an hour and a half a month. Paul suggests we take the previously drafted bylaw as written by the Bylaw committee and take it to public hearing. Steve wants to discuss the things that were brought up in the public hearing. Rich agrees that the agricultural sentence and fundraising need to be discussed. Bill suggests we have an additional meeting in two weeks. Original motion by Deb passes.

3. Home Business: Comments on the hearing – heard a general consensus that we should have an expedited process. Andrew moves to put on the agenda for next general meeting. Deb seconds. Motion passes.

### 4. Act 250 Town Plan assessment for application of Sandri Oil (lead by Bill Schmidt)

Bill gives us an orientation to Act 250. It's a hefty law. How does Planning Commission participate? The PC is responsible for the Town Plan. In an application the District Commission will look at the Town Plan. The question is whether the relevant language is "mandatory" or "guiding." If they find guiding language rather than mandatory language they go to the bylaw for more specific guidance.

PC can send someone to the hearing or offer written comments.

Sandri is getting the full review with District Commission. Current status – hearing is recessed for further information. Eva Green passes out statement of objections.

Jody Normandeau states that she would like to see the PC take a stand on the application. Bill states that a written statement from PC would be appreciated by the District Commission

Deb motions that the Planning Commission not take an action on the application following the lead of the Selectboard. Rich seconds. Motion does not pass.

Andrew moves that the PC prepare a letter on the application as it relates to our town plan. Bill seconds. Steve amends motion that Rich and Bill volunteer to write the letter. Andrew seconds. Motion passes as amended.

## **5. Reports from Implementation Taskforces**

### **a. Zoning Bylaw Committee**

Deb reports that the committee has met for a long time and recommends that the Bylaw Subcommittee be disbanded. Deb motions that we thank that committee for the work they have done and we take on the bylaw zoning ourselves. Steve seconds. Bill amends we defer action on it until we complete Home Enterprise and Special Events work and determine what additional work needs to be done. Andrew seconds. Andrew moves the question of the amendment. Amendment does not pass. Rich amends that the Bylaw Subcommittee makes a final report including recommendations for our December meeting and agrees to attend future PC meetings in which zoning is discussed. Andrew seconds. Motion passes. No more discussion. Motion by Deb passes as amended.

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

Steve deferred his report to the minutes posted on the website.

## **6. Budget**

Asking to double the training and travel budget. Rich motions to accept the budget figures agreed upon at the meeting. Andrew seconds. Motion passes.

## **7. Other business**

Deb moves that the PC meets regularly on the third Thursday of the month starting in December. Due to conflicts this month we will have our first meeting on Tuesday, November 22 at 6:30. Andrew seconds. Motion passes.

Agenda for November 22 meeting will be letter for Sandri application, Special Events and Home Enterprise. There is general agreement that the mid-month meeting should be devoted to crafting bylaws and zoning proposals.

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

Next meeting: November 22, 2011

Submitted by Annamarie Pluhar