

Dummerston Planning Commission

Approved Minutes

November 22, 2011

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

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

Also present: Charlotte Annis, Maria Glabach, Jody Normandeau, Gail Sorenson, Eva Greene

1. PUBLIC COMMENT

No public comments.

2. Minutes/Meeting notes of November 1, 2011 (on website)

Steve moves to accept corrections Sam made in a revision that Sam shares with the committee. Andrew seconds. Sam amends the motion to accept the suggestion that the minutes read, "Sandri is getting full review". Steve seconds. Motion is passed as amended.

3. Public Invited to make comments

No comments

4. Letter regarding Sandri Oil Act 250 application

Andrew states the letter is thorough. Andrew moves to approve the letter. Steve seconds. Motion passes. All thank Bill and Rich for their effort in drafting the letter.

5. Bylaw revision: Special Events

The PC had a lengthy discussion on the Special Events language, the purpose of this proposed bylaw and how to manage it. All agreed that there was a missing sentence in the version of the text that was published for the public hearing. It will be returned to the text. Sam suggested amending the bylaws by adding "Special Events" to the Conditional Uses of each district. Rich proposes to define special events by the number of cars at the event and whether or not it is a reoccurring event. He proposed that for a one-time event of less than 150 people or 75 cars there would be no need to go to the DRB. If the event is reoccurring or has an expected attendance of more than 150 people or 75 cars then a special events conditional use permit would be required.

The PC deliberated this language and the potential implications. Since an application for a Conditional Use Permit from the DRB is by definition a lengthy process, it was proposed that the Selectboard could issue temporary permits for reoccurring events until such time as the DRB could make a determination. The PC further defined a reoccurring event as one that occurs more than once a year.

Language of the bylaw

Definition: Change to the threshold to 150 people and more than 75 cars.

For General Regulations 690

Private parties or gatherings when attendees are by personal invitation and no fee is paid to the landowner are exempt from zoning.

Non-reoccurring events below the intended attendance threshold of 150 people or 75 vehicles at any time are also exempt from zoning. Events that occur more than once a year are considered reoccurring.

Events that are established prior to the date of this bylaw provision is adopted are “grandfathered” and may continue with a documentation letter that will be issued by the Zoning Administrator.

Special events are allowed in all districts subject to approval of a Conditional Use/Site Plan Permit as provided in Sections 720-727. Sponsors of reoccurring events of any size may apply for a temporary permit from the Selectboard until the DRB may review application for a Conditional Use Permit.

Steve motions that members of the PC work on rewording this for the next meeting. Deb seconds. Andrew will work on the definition. Motion passes. Andrew, Sam and Annamarie will work on drafting the language of the bylaw for a vote at the next meeting of the PC.

Note off topic: Charlotte suggests the PC consider a bylaw addition that allows the DRB to permit what isn’t mentioned in the bylaw.

6. Agenda Item for next regular meeting on Dec. 6, 2011

Special events

Zoning Bylaw Committee report

Tanzy/Kipling Road Letter

Uses Matrix

Home Business

7. Update on the Route 5/30

Steve reports that the committee is ready to conclude their work. Bill recommends that the Committee should deliver a report of recommendations, the decisions that the committee has made, and Issues for further consideration. This could include a recommendation for a joint committee with Putney to discuss Exit 4.

Submitted by Annamarie Pluhar