

Dummerston Planning Commission

Approved Minutes

December 15, 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, Andrew McFarland, Annamarie Pluhar, Cynthia Wilcox

Absent: Bill Schmidt

Also present: Maria Glabach

1. Public Invited to make comments

No Comments

2. Minutes/Meeting notes of December 06, 2011 (on website)

Andrew moves to approve minutes as amended. Steve seconds. Motion passes.

3. Zoning Updates

a. Home Enterprise/Home Business (Draft 10/4)

Discussion of "grandfathering," The Route 5 report has a recommendation about language and how to do grandfathering. We might incorporate into the bylaw overall.

Discussion of the intended effect of the bylaw. Deb moves to describe the intended effect of the bylaw that it is to:

- Protect home enterprise.
- Protecting neighborhoods from undue adverse effect.
- Clarify the business permitting process.
- Encourage home enterprise in town.

Andrew seconds the motion. Motion passes.

Discussion of Section 604, Home Enterprise overall. Deb moves to delete the phrase: "Shall not have undue adverse effect on the character of the residential area in which it is located" and to add the word "ionizing" to radiation in the third item. Andrew seconds. Motion passes.

Discussion of Section 605. Home Occupation. Andrew moves to delete #2 "generates no more traffic than would normally be expected in the neighborhood." And #4 "provides adequate off-street parking. Add "these businesses do not depend on customer traffic to or from the premises." Steve seconds. The motion passes.

4. District Uses Matrix

Tabled for now.

5. Other business

Andrew notes the DCP has received two letters: one from Beverly Tiers and the other from Mark Whittaker. The request to publish agenda sooner is noted.

Rich moves that the DCP planning meeting meet regularly third Wednesdays of the month at 6:30. This is instead of the previously agreed third Thursday, since there are conflicts with that time. Sam seconds. Motion passes.

Steve notes that there was a big meeting about the new gravel pit with many people unhappy with the proposal. The DCP may have a role in this in the future.

6. Next meeting: January 3, 2012

Agenda for the meeting: Windham Regional Commission John Bennett and Zoning Administrators.

7. Adjourn

Andrew moves to adjourn. Annamarie seconds. Motion passes.

Submitted by Annamarie Pluhar