

Dummerston Planning Commission

Approved Minutes

January 18, 2012

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, Bill Schmidt

Also present: John Bennett, Mark Whitaker, Charlotte Annis, Maria Glabach, Greg Brown, Brenda Davis, Terrey and Paul Chapman, Eva Greene, Beverly Tier, Beverly Kenney.

1. Public Invited to make comments

2. Meeting with candidate for Planning Commission (15 min)

Greg Brown came to talk to the DPC about his interest in serving on the planning commission. Contribute to the discussion. Has experience at the state, regional and local levels. Deb raises concern about having a more diverse collection of Dummerston residents serving on Boards.

3. Zoning Bylaw work:

a. John Bennett, Windham Regional Commission; Charlotte Annis, zoning administrator and Alan McBean, prior zoning administrator, regarding amendments already suggested in the DRAFT Zoning Bylaw, (excluding Article II and Home Business) (20 min)

Reviewed the Draft as of 9/7/11 to understand the proposed changes. Strike section 321.

Section 603.5 is new – and from State Statute

Section 615 needs to be changed to the new wording. This has already passed.

Section 645 Andrew motions to change draft to “2:1”, Steve seconds. Motion passes.

Section 660.6. Steve motions to strike “lume’ Andrew seconds. Motions passes.

Section 715. Andrew moved to add to “of more than two lots. “ to the line ending “application for land division approval” Seconded by Steve. Motion passes.

Section 702: Take out “Shall be submitted in triplicate and each “ Andrew moves, Rich seconds. Passes.

Signs: Deb motions to reconsider the size of the home business sign to 4 square feet by side, for a total 8 square feet. Steve seconds. Steve motions a friendly amendment for the sign to be 6 square feet on a side, allowing for it to be two-sided, including the panel and the frame. Andrew seconds. Passed as amended.

Section 705 Andrew moves to delete “Certificate of Occupancy.” Deb seconds. Passes.

Bill offers to look for some language for something like this in Act 250.

Bylaw definitions need to be looked over with the work that the Bylaw Subcommittee did with the matrix.

Version Control: John Bennet is keeper of the bylaw version. All changes are to be incorporated by him. Cindy will send him drafts and information from DPC members and John will undertake

to incorporate the changes and then send them to Cindy to disseminate to them to the DPCs. We will also post them on the web. And we will have a few copies for the public.

b. Description of Districts in Article II – John Bennett (10 min)

Extracted from the Town Plan and put together with Uses put together by Lew. There are at least two versions of the uses matrix. Maria Glabach has put the matrix in Excel and will share her electronic file with the DPC. John's descriptions went together with the work done by commissioners and thus discussion continued in talking through the districts.

c. Study of Conservation District – Deb Forrett (10 min)

Discussion of conservation district, including whether including public utility as a conditional use would have value. PSB is supposed to give due deference to recommendations but they don't necessarily adhere to them.

General: Bill points out that the new Town Plan has a conceptual idea of districts that are a major change from current zoning. We need to understand how the Town Plan Map was put together. Maybe we could meet with two or three previous members and Jeff Nugent. Story is detailed and fascinating.

d. Study of Rural District – Andrew MacFarland (10 min)

New district. It's a tweener between rural residential and resource districts. Ag-tourism is in most districts, though not Residential or Commercial/Light Industrial. It should be added to all other districts.

e. Study of Resource District including overlays for Agriculture and Connecting Habitats– Bill Schmidt (30 min)

(Connecting Habitats tabled for next meeting.)

Discussion of low-intensity recreation. Leave it in for now, even though our current bylaws allow for trails etc. without zoning.

Bill discussed the importance of the Ag Overlay. Agriculture gets more attention in Town Plan than anything else. Farmland Committee is planning on updating the LESA. Town Plan ids ag soils. AG land is important to preserve. Andrew says this is a tool for us to use. An overlay district means that the underlying uses are allowed but the overlay regulates how it is allowed. Bill described the Westminster experience of using ag overlays, and says that both the Conservation Commission and the Farmland Committee are looking into it.

f. Uses from matrix in above 3 Districts (if not included in the studies) John Bennett

Discussed above.

4. Schedule for the next three months (bring your calendars)

Will start working on maps the first meeting of March. Invite Jeff Nugent, Bob and Elizabeth for the meeting March 6th (Town Meeting Day) to discuss the history of maps. If they can't meet then maybe we can meet on the March 7th. Will continue to work through the districts as planned at the last meeting.

5. Minutes/Meeting notes of January 3, 2012

Approved as amended. Andrew moved Rich seconds. Passes.

6. Other business

With Approval from Selectboard, Annamarie is taking over posting minutes on the DPC website.

7. Next meeting: February 7, 2012

8. Adjourn

Meeting adjourned,

Submitted by Annamarie Pluhar