

# Dummerston Planning Commission

## Approved Minutes

February 7, 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, Eva Greene, Charlotte Annis, Maria Glabach, Greg Brown, Claudia Teachman

### 1. Public Invited to make comments

### 2. Minutes/Meeting notes of January 18, 2012

Andrew moves to accept as amended. Rich seconds. Motion passes.

### 3. Zoning Bylaw work:

#### a. Study of Rural Residential District – Rich Cogliano

Andrew moves to change language on childcare. Child care less than six is “registered child care,” six or more is “licensed child care.” Sam seconds. Motion passes.

Sam moves agri-tourism be added as a use to Rural Residential district. Rich seconds. A motion passes.

Annamarie volunteers to work on the Matrix, using Maria’s version and checking it against matrix of October 3 from Lou.

Andrew moves we strike the elimination of dumpsters/trash containers in the rural residential. Steve seconds. Motion passes.

#### b. Study of Residential District – Annamarie Pluhar

Sam moves to add to working draft the ten conditional uses of the village district of the current bylaw to the proposed Residential District. Andrew seconds. Sam withdraws the motion. Bill raises issue of adding a separate village district to the bylaw. Bill will draft language to address these in the Settlement Areas.

We also talked about changing the zoning for Hague Road.

Steve moves to add animal hospital, office building, enclosed storage, mixed use, building trade/repair shop, auto service and repair, dumpsters/cargo containers. Andrew seconds. Friendly amendment to add restaurant to the conditional uses. Motion passes.

#### c. Study of Rural Commercial District – Steve Glabach

Brenda raises issue of residential care home for more than 9. Rich motions to put 9+ residential care facility in the Conditional use. Deb seconds. Motion passes. Note: Brenda thought she was commenting on rural residential and asked us to consider this for RR as well.

Bill reads the whole definition of agriculture from state statute. Sam motions to remove “Greenhouse/nursery” as a separate category of use since greenhouse/nursery are part of the agricultural use. Andrew seconds. Motion passes.

Andrew moves we use the state definition of the Accepted Agricultural Practice Regulations Section 2.05. Rich seconds. Motion passes.

Text is as follows:

2.05 Farming means:

- (a) the cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops; or
- (b) the raising, feeding or management of livestock, poultry, fish or bees; or
- (c) the operation of greenhouses; or
- (d) the production of maple syrup; or
- (e) the on-site storage, preparation and sale of agricultural products principally produced on the farm; or
- (f) the on-site production of fuel or power from agricultural products or wastes produced on the farm.
- (g) the raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding, training, and the management of equines.

Andrew moves to put in mixed use in conditional use. Deb seconds. Motion passes.

Rich moves to include agri-tourism as an allowed use in Rural Commercial. Deb seconds. Motion passes. After discussion Sam moves to take Ag-tourism to back to the conditional use. Andrew seconds. Motion passes.

**d. Uses from matrix in above 3 Districts (if not included in the studies)**

Completed in our discussion above.

**e. Plan for March 7 meeting on districting history and mapping.**

Start with background on how districts were identified, proposed densities for them, and end with comments from Jeff Nugent of WRC on ways to define district boundaries for zoning purposes

**f. Revisit slope in section 645 (See e-mail from ZA re: printing error)**

Decided to leave as passed in previous meeting. No motion.

**g. Commercial and Industrial District**

Discussion begun and will continue at next meeting.

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

Next Meeting: Commercial, Historical Settlements, Connecting Habitats. Start working on densities.

March meeting will be on Wednesday March 7<sup>th</sup>, Wednesday 6:30 at the Historical Society. It will be on mapping.

March 21<sup>st</sup>.

**5. Procedure for endorsing candidates for Planning Commission to Selectboard and relevant action on interview of candidate on January 18<sup>th</sup>.**

Decision not to have a procedure for PC to endorse. However, there will be commissioners at the Selectboard hearings. Commissioners who will be at the interviews are Deb, Cindy and Sam. Discussion of how the Commissioners are interviewed and selected. Suggest that applicants be encouraged to meet with the Planning Commission make it a two-way street. Selectboard should pass on the information about an application to the DPC.

**6. Other Business**

Bill said the meeting on flood hazards was very interesting. We should ask the WRC to look at our flood hazards, especially the small streams.

**7. Next meeting: February 15, 2012**

**8. Adjourn**

Submitted by Annamarie Pluhar