

Dummerston Planning Commission

Approved Minutes

February 15, 2012

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

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

Absent: Rich Cogliano, Steve Glabach

Also present: John Bennett, Mark Whitaker, Eva Greene, Charlotte Annis, Greg Brown, Claudia Teachman, Zeke Goodband, Beverly Tier, Nelson Jillson, Brenda Davis

1. Public Invited to make comments

Mark Whittaker notes that his property (1132 Kiping Road) might be in a Resource district as currently proposed. He doesn't think this is appropriate. The DPC agreed to note his objection and consider when the mapping of districts is discussed.

2. Minutes/Meeting notes of Feb 2, 2012

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

3. Mail & other correspondences

Comment that the Selectboard has requested that the Planning Commission take up the Route 5 and 30 corridor planning.

4. Zoning Bylaw work:

a. Study of Commercial/Light Industrial District – Sam Farwell

Discussion of the area that this contains and questions whether the actually district lines might change.

Andrew moves to add Kennels and Retail to conditional use. Deb seconds. Motion passes.

Sam moves to put single- and two- family dwellings into Allowed uses and accepts the uses for commercial light industrial as amended (list below.) Deb seconds. Motion passed.

Allowed Uses List as follows:

Conservation, Farm Operation, Forestry, Single family dwelling, Two Family dwelling, Accessory apartment, Home Business, Accessory use.

Conditional:

Animal hospital, Auto Service and Repair, Building trade / Repair shop, Cemetery, Communication structure, Earth and mineral extraction, Enclosed storage, Kennel, Manufacture/packaging/processing, Portable Storage Container, Recreational Facility, Retail Store, Solid Waste Facility, Special Event, Storage Yard, Warehouse

b. Study of Historic Settlement Areas – Cindy Wilcox

Andrew moves to change all language in the bylaw draft of "dumpster /storage container" to "portable storage container." Cindy seconds.

Andrew moves to change the definition of portable storage by deleting the second sentence of the definition beginning with 'Commonly known as so that it now reads: : A structure, designed for storage of materials or trash, which can be moved and emptied with trucks or machinery. Sam seconds. Motion passes.

The DPC discussed the name for these districts. Agreed that the word "historic" had unintended connotations. Decision to use "Settlement Areas" instead in our working draft. (No motion.)

Andrew moves to add mixed use to the definition. Deb seconds. Motion passes.

Sam moves to clarify that a B&B is less than 8 guest rooms. Country inn is 8 guest rooms and more. Deb seconds. Motion passes.

Sam makes motion to remove PUD from CU and add Forestry in allowed uses the Settlement areas. Andrew seconds. Motion passes.

c. Study of Connecting Habitat Overlay – Bill Schmidt

This is on hold for now. Conservation Commission will not ready for this draft.

d. Update on uses from matrix in above 3 areas (if not included in the studies)

Sam moved that Charlotte will send John the correct text (as sent to Selectboard for their review and approval) for "Special Events" to John. John Bennett agreed to get the DPC a revised draft of the bylaws, incorporating all the changes made since the 9/7/11 version by the 3/7/12 meeting. Deb seconded. Motion passes.

Annamarie will maintain the matrix of uses, while John Bennett is keeper of the Bylaw draft. Suggestion made to include the uses matrix in the bylaws.

e. Plan for next meeting on maps

First we will hear from past Commissioners on the history of the land use districts as they envisioned them. Then we need to learn from Jeff how to think about creating district boundaries.

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

March 21 meeting will be on densities and boundaries. Each person should review descriptions of their area and compare current zoning to proposed.

6. Other business

7. Next meeting: Wednesday, March 7, 2012***

One day after Town Meeting at which time we will need to reorganize.

Meeting adjourned.

Submitted by Annamarie Pluhar