

Dummerston Planning Commission

Approved Minutes

April 3, 2012

Meeting was called to order at 6:30 at the Town Office by Sam Farwell

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

Also present: John Bennett, Mark Whitaker, Maria Glabach, Charlotte Annis, Greg Brown, Gail Sorenson, Nelson Jillson, Beverly Tier, Jeff Nugent, Brenda Davis.

Absent: Deb Forett

1. Minutes/Meeting notes of March, 21 2012

Andrew move to accept the minutes. Cindy seconds. Minutes are approved.

2. Public Invited to make comments

3. Work Session

a. Districts: General Description and Purpose Statements

John hands out a new draft for Future land Use Districts. We are therefore we are working on Draft of April 3, 2012.

Sam hands out his draft of Commercial/Light Industrial.

Andrew – Rural District. Suggests some changes, The Purpose of Rural District is to provide **land use opportunities for some** housing while maintaining modest levels of forestry, and agriculture **and open land** that contribute to the rural character.

Annamarie - Residential – No changes

Bill – Resource - No changes

Rich – Rural Residential – Bullets in roman number one and three delete. Rich to wordsmith purpose to add the roman numeral “ii” language.

Steve - Rural Commercial - No changes

Cindy- Settlement – Strike directives from the Town Plan and move sentence above starting “The purpose to the ...” the paragraph after the first one. Strike descriptions of the villages.

b. Initial draft district mapping

I. Propose Dummerston Center Settlement Area boundary

Cindy brought maps showing three different proposal for Dummerston Center settlement boundaries. DPC thinks that the district could be: proposal “C” blue line north of East-West Road, and the “B” version south of East-West Road.

II. Review preliminary boundary lines by WRC

The DPC looked at a draft of maps and discussed various areas and asked for some changes.

- “Little Connecticut” Hague Road area and the idea of shifting to the area from the proposed Residential district to become Rural Residential for the reason that additional

development should not be promoted for this area. Access, water and septic systems are all difficult in this area.

- Some of the Kipling Road area to Rural Residential from Resource.
- Changing the Rural around Houghton Road to Rural Residential.
- Leave a corner of West Dummerston village as Rural Commercial and bring Conservation down to village boundary.

Jeff will make maps and get them to us ahead of our next meeting. Exact time TBD.

c. Review revised draft bylaw

John hands out Articles 2, 6, 7, 8, and Land Use Districts with all the DPC decisions included in “strange font” for use to review. Need to discuss waivers, variances, childcare, residential homes.

4. Correspondence

Letter from David Tansey following up on the roads issue. Sam will respond, indicating no time on meeting agenda until after June.

Act 250 application by Jet Gas; town is party to the issue. DRB has issued a permit already. No action taken.

Application to PSB to expand existing net-metered solar panels. No action taken.

5. Other business

Not covered.

- a. SB interviews and hearing on Special Events at 4/4 mtg.**
- b. Sam to attend 4/18 SB mtg.**
- c. Other business for 4/25 special mtg. or 5/1 regular mtg.**

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6. Adjourn

Meeting adjourned at 9:30 PM

Next Meeting: Tuesday, April 25, 6:30, West Dummerston Community Center

Submitted by Annamarie Pluhar