

# Dummerston Planning Commission

## Approved Minutes

April 25, 2012

Meeting was called to order at 6:30 at the Community Center by Sam Farwell

**Members Present:** Steve Glabach, Andrew MacFarland, Annamarie Pluhar, Cynthia Wilcox, Bill Schmidt, Sam Farwell, Deb Forett, Beverly Tier

**Also present:** John Bennett, Maria Glabach, Charlotte Annis, Jody Normandeau, Nelson Jillson, Brenda Davis, Claudia Teachman, Sue Meggiolaro

**Absent:** Rich Cogliano

### 1. Minutes/Meeting notes of April 4, 2012

Andrew moves to accept the minutes as presented with changes. Minutes are approved.

### 2. Public Invited to make comments

### 3. Work Session Review and complete Article II

This working session was held to give John Bennett instructions for a working draft that can be filed with the State. No votes were taken.

#### a. Dimensional requirements in districts

In Conservation change coverage to 10% as long as lot size is 10 acre. Minimum. Need to revisit Conservation and Resource uses. Dimensional specifications came from current bylaw.

#### b. Waivers

Adding to number 1 of Section 258 on Waivers. "unless needed to accomplish the intended goal. Struck #4 from the Waivers Standards. Add a plain English sentence from the Manchester " A waiver of setback or dimensional requirements may be approved by the Dev. Rev. Board if the following standards are satisfied:

#### c. Uses: Home Occupation/Business/Industry, Special Events

Section 605: Strike Home Industry from the working draft out of the uses and take out the Definition. Draft move Home Business to Conditional Use in all districts as it is in current Bylaws. This issue will be revisited in the future.

#### d. Article VIII definitions

Few definition changes made: Keep the ZBC definition of Accessory Dwelling. Subsume the text of Farm Operations under Agriculture. Add language to the Forestry definition to include silviculture management including conservation, harvesting marketing etc. Definition of "mixed use structure" to contain two or more permitted or conditional uses of the district. Subdivision language will be simplified. We identified a number of additional necessary definitions.

#### e. Article VI, VII

Reviewed sections of these articles. John has the changes

#### f. Remaining Articles (I, III-V)

No discussion needed.

### 4. Review preliminary district map from WRC

Tabled to a future meeting.

### 5. Other business

### 6. Adjourn

Meeting adjourned at 9:00 PM Next Meeting: Tuesday, May 1, 6:30, Town Office

Submitted by Annamarie Pluhar