

UNAPPROVED

Selectboard, Development Review Board and Planning Commission Special Meeting Minutes June 3, 2015

The meeting was called to order by Zeke Goodband at 6:00 p.m. at the Dummerston Congregational Church in Dummerston, Vermont.

Selectboard members present: Jerelyn Wilson, Joe Cook, Steve Glabach, Zeke Goodband and Gurudharm Khalsa.

Development Review Board members present: Cami Elliott, Marty Forrett, Beverly Kenney, Alan McBean, Patty Walior and Hugh Worden

Development Review Board members not present: Sam Griffis and Steve Jarosak

Planning Commission members present: Debra Forrett, Sam Farwell, Annamarie Pluhar, Andrew MacFarland, Bev Tier and Maria Glabach

Planning Commission members not present: Cindy Wilcox

Also present: Charlotte Neer Annis, Catherine Dianich Gruver and Ines McGillion

Zeke referred to the proposed changes to the zoning bylaw that are on the planning commission's section of the town's website, and which are soon to be presented to the selectboard. Sam Farwell gave an overview of those changes, which were scheduled for approval at the planning commission's meeting later that night.

Under Article II, the forest reserve and reserve zoning districts were removed, and productive lands, rural, and residential zoning districts added. The zoning map has been revised to reflect the new districts and boundaries. The permitted uses and conditional uses for each district have been revised. The camp, conservation, public utility, greenhouse/nursery, and dumpster uses were removed. Agri-tourism, gasoline service station, licensed child care facility, neighborhood store, residential care facility, solid waste facility, and storage facility uses were added. Setbacks were altered only in the settlement area districts, where they are reduced. Minimum lot areas were revised in many parts of town. The planning commission listened to residents and did its best to address their concerns with the proposed changes. The planning commission hopes that the proposed bylaw changes will make them easier for the zoning administrator and development review board to implement.

A public meeting concerning the proposed bylaw changes will be warned between 30 and 120 days after they have been approved by the selectboard. The planning commission expects to begin to review the town plan once again in 2016, with the hope that the next bylaw update will be proposed in 2017. The town ordinance concerning telecommunications structures is on the planning commission's agenda, together with variable lot sizes. Water resources and wastewater disposal concerns, especially in the West Dummerston settlement area, are also on the planning commission's agenda. The planning commission is working with the Putney planning commission concerning the town plans in the Exit 4 area, where they differ.

Hugh Worden said that the last year was relatively quiet for the development review board, as no controversial developments were proposed. The development review board continues to monitor operations at the gravel pit. The recent blasting lasted five weeks, and has been completed for this year. Hugh and Charlotte Neer Annis said that the gravel pit operator did a better job this year warning the neighbors when blasts would take place. Blasting has apparently not affected wells in the neighborhood. Alan McBean said that we need to distinguish gravel from stone operations in subsequent town plans. Charlotte said that above ground pools which are permanent structures should have permits, and meet setback requirements.

The development review board is at full strength. The planning commission is short one member. It is therefore sometimes difficult to obtain quorums. Gurudharm Khalsa suggested addressing the vacancy in an article in the Views. The boards were reminded that under the open meeting law committee agendas must be posted on the town's website beforehand in order to have a committee meeting.

There being no other business, the meeting was adjourned at 6:45.

Approved

Zeke Goodband, Selectboard Chair

Submitted by: Joe Cook, Selectboard Vice Chair