

**DOVER PLANNING COMMISSION
PO BOX 428
WEST DOVER, VT 05356
(802) 464-8000**

(11/16/2015)

7:00 pm

Town Office

Minutes of the Dover Planning Commission

Dover Commissioners Present: Tim Chock, Gerie Golet, Nicolas Wallaert.

THESE MINUTES ARE NOT OFFICIAL AS THEY HAVE NOT BEEN ACCEPTED OR CORRECTED BY THE DOVER PLANNING COMMISSION.

Meeting called to order at 7:00 PM by Nicolas.

Minutes of meetings of 8/24/15 and 10/19/15 approved on motion by Gerie, 2nd by Nicolas.

Town Plan Public Hearing

Nicolas gave an introductory summary of the plan update. This revision consists of updated figures for data already included in the previous version and chapters to satisfy new requirements from the state: Economic Development, Flood Resilience, and specific language to support Village Center Designation. Nicolas called attention to the fact that Dover's population is no longer growing and may be declining. This is reflected in the difficulty of the town to attract and retain necessary personnel.

Randy Terk suggested we offer property tax credit incentives for volunteering (e.g. fire volunteers). After some discussion it was decided to include a policy statement: "Dover should consider creating a municipal property tax credit to provide incentive for participation in fire/rescue volunteer activities and in appointed boards."

Randy Johnson asked whether the plan is the appropriate place to begin regulation of marijuana dispensaries. Although such rules would clearly belong in the Zoning Bylaw, there is concern that legislative action could get ahead of planning and leave the town vulnerable to rapid, undesirable development. Much discussion ensued about local regulation of alcohol, nudity, etc. The PC will ask VT League of Cities and Towns and Windham Regional Commission whether this belongs in the plan.

Laurie Newton asked about the status of Dover Watch in the plan. Randy Terk explained that the Dover Watch Owners let their Act 250 permit expire and so lost any ability to move forward without first gaining that approval. DPC can't touch it because it would represent spot zoning.

Randy Terk, Vicki Capitani, and Nicolas discussed the need for the Select Board to act quickly to schedule the required public hearing and get the plan moved forward in time to retain Village Center Designation. Nicolas will add pieces discussed at this hearing and send the final draft to Jeannette asap. Ken Black has the info about VCD timeline.

Other business

Sarah Shippee had comments about the Zoning Bylaw. Nicolas asked that these be postponed until after the Town Plan is done. Tim requested for Sarah to send along her comments in email form, to be held along with others when the Zoning Bylaw revision comes up again.

Letters and correspondence

- Town of Wilmington, draft Zoning Ordinance. Copy provided for comments.

Meeting adjourned 8:30 p.m. Next meeting to be scheduled after the Select Board takes up the plan revision.

Prepared by Tim Chock, secretary