

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

DRAFT

(11/19/2012)

7:00 pm

Town Office

Minutes of the Dover Planning Commission

Dover Commissioners Present: Pat Bowen, Tim Chock, 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 September 17th meeting approved on motion by Nicolas, Pat 2nd, unanimous consent.

Zoning Bylaw

The PC discussed issues from the Select Board public hearing of Tuesday, November 13th. There had been some uncertainty over the proper procedure for the cycle of changes to the document, public hearing, and voting. It had been the intention of the PC to make this round of revisions be minor changes, with the understanding that major changes would require full public participation and repeated hearings. Nicolas will check this out with the attorney.

The issue of outdoor recreation in the Residential and Productive Residential zones, as raised by Laurie Newton, turns out to have been a clerical oversight by Nicolas. When changes were made separating different types of outdoor recreation the proper wording never made it over into the final draft version. Corrections were made to bring the bylaw back into agreement with what it used to say before the finer breakdowns were introduced.

Letters and Permits

The PC reviewed the following correspondence:

- Wastewater System and Potable Water Supply Permit – Oaks, Blue Brook Rd. Abandonment of failed septic system and connection to town sewer.
- Application for post-construction approval — Werner, Carroll Trail. Also request for reconsideration of opinion to limit Act 250 Jurisdiction regarding wood processing business to approx. 1 acre of the property.
- Act 250 Amendment Application — Trailsedge on Mount Snow. Changes to arrangement of units in Phase II.
- Plans for proposed development — Haystack Club.
- Act 250 Application for Communications Facilities. "US Cellular proposes to add 12 antennas to the rooftop of the Mount Snow Main Base Lodge building and a 12' x 20' equipment shelter at the base of the building."
- Act 250 Land Use Permit —Cersosimo Industries, Inc. Request to formally permit a rock quarry located at the top of Adams Hill Rd. in Newfane Work at the quarry was established under the emergency protocol following Hurricane Irene. CII would like to continue to operate this quarry for 50 years.

Meeting adjourned at 8:00 p.m. on motion by Pat, 2nd by Tim.

Next meeting will be 17 December, 2012, 7 p.m.

Prepared by Tim Chock, Secretary.