

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

DRAFT

(4/2/2012)

7:00 pm

Town Office

Minutes of the Dover Planning Commission

Dover Commissioners Present: Pat Bowen, Tim Chock, Tom Powell, Nicolas Wallaert.

Others: Dave Cerchio, Dover Zoning Administrator

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 April 2nd meeting approved by unanimous consent.

There will be an Act 250 hearing for the Hermitage-to-Wilmington trail, permit being applied for after the fact. The PC voted unanimously to approve a letter appointing Dave Cerchio to serve as our delegate at the hearing.

Zoning Bylaw

The PC voted to include the following items in the Zoning Bylaw to be submitted to the Select Board:

Section 634, Parking – Other Uses.

Nicolas circulated correspondence from the town's legal counsel proposing language for Section 634 (8) of the zoning bylaw. The section as proposed gave the DRB unlimited latitude to decide on parking requirements for "other uses". Instead, David Rugh of Stitzel, Page, & Fletcher, P.C., supplied the following paragraph:

"8. Other uses: Determined by the Development Review Board, which shall consider the following in determining the required number of parking spaces: the parking requirements for the most similar listed use to the proposed use, the conditional use review standards, the factors listed in 24 V.S.A. § 4414(4) and ITE parking generation standards."

Pat moved to amend the bylaw to use this language, 2nd by Tom, approved with unanimous consent.

Section 930.3, Wildlife Conservation Overlay District.

Add a sentence to Section 930.3 to read, "If no response is received within 30 days, the submission is deemed accepted." This was proposed and discussed at the April 2nd meeting, but not actually voted on. Pat moved to amend the bylaw to use this language, 2nd by Nicolas, approved with unanimous consent.

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

Next meeting: April 16th, 2012 at 7 p.m.

Prepared by Tim Chock, Secretary.