

**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, Gerie Golet, Tom Powell, Nicolas Wallaert.

Others: Dave Cerchio, Dover Zoning Administrator

General Public: Laurie Newton, Mount Snow

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.

Zoning Bylaw

Nicolas explained that previously voted changes to the zoning bylaw are not valid because the number of commissioners present at the votes was less than a legal quorum. The PC discussed these topics again and re-voted. Nona Monis has suggested to Nicolas that the PC can make a request to the Select board to reduce the number of commissioners to five to address the quorum issue. Laurie Newton added that the DRB was reduced to five some time ago for just this reason.

Section 328 – Building height restriction in the Resort district. Laurie Newton spoke for Mount Snow in favor of tall buildings (over 80 feet). She argued that there is less land impact to “building up” at the base of the mountain than to “building out”. Both Gerie and Laurie spoke to the point that the DRB would have to review such a project anyway and would have to find it to be appropriate design.

Pat noted that height limits create a kind of viewshed control that would otherwise be lacking from Act 250. Dave noted that there are other limiting factors besides the DRB: larger buildings also have to adhere to parking and setback requirements.

Tim moved to change the number in the restriction to 75 feet, 2nd by Pat, approved with unanimous consent.

Section 634 – The bylaw currently requires three parking spaces per unit. Proposed changes create a graduated requirement depending on the number of bedrooms in a unit. Gerie moved to accept changes as previously written on minutes of 12/5/11, 2nd by Nicolas, approved with unanimous consent.

Dave requested addition of a time limit on getting feedback from wildlife biologists for issues in the Wildlife Conservation Overlay District. He would like to add a sentence to Section 930.3 to read, “If no response is received within 30 days, the submission is deemed accepted.”

Nicolas moved to send the Zoning Bylaw as amended to the Select board, 2nd by Pat, approved with unanimous consent.

Meeting adjourned at 9:00 p.m. on motion by Tom, 2nd by Pat.

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

Prepared by Tim Chock, Secretary.