

## **Draft Minutes Planning Commission Meeting November 10<sup>th</sup> , 2015**

*Attending:* Matt Tell, Staley McDermet, Patti Smith, Kate Buttolph, Bennett Grout, Tim Segar, Edie Mas  
Mary Sargent (Zoning Administrator)

Matt called the meeting to order at 5:06 pm.

### **1. Minutes**

After discussion and amendments, motion and second to approve corrected minutes of October 27<sup>th</sup>.

### **2. Communications** None.

### **3. Timeline**

Decision made to put entire draft of new Zoning Bylaws on website, with a linked reference in the Forum and Mixer, by December 12<sup>th</sup> (when the forums will be warned). Matt will arrange for Lotus to make 12 hard copies to be available in Town Office, and at forums. More will be printed as needed. Maps will need to be printed separately as they are in color; the rest can be in black and white. Edie will check with Jeff Nugent at WRC to see how much lead time he needs to produce Land Use and Overlay maps., with hopefully 12 color copies of each. Staley will resolve inconsistent labeling in Table of Contents, and prepare draft new Bylaws with added info in grey; deleted info crossed out in yellow, and items not approved in red italics. We can plan to post an update closer to the meeting. Markers for Wildlife Crossings will need to be up roughly when warnings go out. Patti will follow up with Conservation Commission for them to follow through on this. Mixer and Forum notice can say they "will be going up".

Schedule of forums, to be held at 5:30 at MCS:

January 12<sup>th</sup>: Article III

January 26<sup>th</sup>: Articles V, VI, VII

February 9<sup>th</sup>: Article I, II, VI, VIII

A decision was made to have the PC meet for 30 minutes before the forum to approve minutes etc, then after the forum to discuss any changes that might need to be made, and to conduct any other business.

Edie reviewed the general way things will progress after the forums. If there are changes, the PC will need to make them, post them, and provide a 30 day warning of the public meeting to discuss the whole document. If there are no changes it will need to warn and hold the public meeting in 30 days. After this meeting, if changes are needed the PC will make them, then repost another public meeting. This process will continue until there are no further changes the PC needs to make, with public meetings after each draft. Once this phase is finished , the PC will bring the draft zoning to the Select Board for review. Hopefully the SB will have already done a review and made suggested changes, so this review will go quickly. The SB will then schedule a public meeting after 30 days warning. Any changes go back to the PC to make and return to the Select Board, who will re-warn again for another public meeting. When there are no more changes to make, it can be posted and a Town Meeting held to approved or not the new zoning.

Patti reminded PC of an earlier decision to invite the DRB to a PC meeting to discuss the new zoning as it will impact them, before starting this procedure. General agreement that this would be good; no decision when.

### **4. Zoning Bylaw Revisions**

**Section 470: Renewable Energy Systems:**Staley went over what he had rewritten since the last meeting. Changes made to 1f (no project over 150kW next to another over 150), and a reordering of section 6. Approved uses reviewed (p. 25 zoning draft 10/27) and stopped at small photovoltaic systems.

Meeting adjourned at 7:05 pm. Next meeting on November 24<sup>th</sup> , the regularly scheduled time, at 5:00 pm. Neither Edie or Patti will be present. Bennett may be hunting.

Respectfully submitted, Edie Mas