

Minutes Planning Commission Meeting September 9, 2014

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

Matt called the meeting to order at 5:10 pm.

1. **Minutes**

Motion to approve minutes. Unanimously approved.

2. **Mail**

Letter from Windham Regional Commission (Chris Campany) outlining future aid to towns from WERC.

Letter from State, Environmental Conservation Department, concerning application by Marlboro College to extend water main.

3. **Verizon Cell Tower**

The Select Board reviewed the draft letter in response to Verizon's Cell Tower proposal, and made a few changes and sent it out August 29th. A copy was sent to WRC, and Marie Caduto. One will also be sent to Heather Jarvis from the Public Advocacy Division of the State Public Service Department when Matt receives from them what they would like relevant to the project.

4. **Zoning Review: Article III**

Various proposed definitions were reviewed and discussed. Decision made to eliminate Stable as it falls under State's definition of Farming Practices, which will be included. Ownership of less than four horses will not be regulated. A definition of Family will also not be included, and the term "household" was added to definition of single or two-family dwelling. Definition for Veterinary Clinic was changed slightly, and "Community" was taken out of State Facility. Other general commercial or non-commercial uses...paragraph was eliminated.

"Farm Structures" was added to exemption list, and definitions of Farming and Farm Structure was approved, as was "Small Wind Turbine" definition of "Wind turbines with a capacity rating of less than or equal to 100 kw".

Refer to updated Zoning Use and Zoning Regs for latest draft.
Review ended at Dimensional Standards.

Meeting adjourned at 7:00 pm. Next meeting September 23rd.

Respectfully submitted, Edie Mas