

Minutes Planning Commission Meeting Dec 16, 2014

Note: due to bad weather, the PC meeting scheduled for Dec 9th was postponed to Dec 16th.

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

Matt called the meeting to order at 5:19 pm.

1. **Minutes**

Motion to approve minutes of November 25th. Unanimously approved.

2. **Mail**

Matt reported no mail. He talked with the Brattleboro Reformer concerning fact that Verizon has decided not to submit its cell tower proposal to the State. Edie circulated an email she received from Marcia correcting some of the terms of PC members. She will re-do the list previously emailed to PC members.

3. **Zoning Review: Article III**

Discussion returned to defining Conservation Priority areas on the revised zoning map. Decision made to keep having Conservation Priority areas defined by property lines, although these may also be included in the broader areas defined in the wildlife conservation overlay district, albeit with a different definition, to be discussed when the proposed (draft) revised zoning map has been completed. Specific property conserved by owners was identified, and individual PC members volunteered to contact a current owner of this conserved land to see if they would agree to have their property included in the zoning as conserved. Tim drafted and emailed a statement all PC members can use to convey this. Nine owners were identified. Consensus reached that the owners would be contacted before the next PC meeting January 13th.

Moving on to the Agriculture and Forest Production zone, the concept map in the Town Plan was used as a basis, and Staley copied this to a large fire zone map of the Town, which Forrest had given him. Edie also produced a new copy of Windham Regional's "Current Use" map with contours on it to help. A tentative decision was reached to use property lines to define the borders of this zone, as had been done in the past. As some lots are adjacent to conserved land, and owned by the same owner, in those areas it was decided to discuss this also with the owner. Where this is not the case, decision was made to wait until seeing the new areas before contacting owners, as many might be involved.

4. **Timeline**

There was a brief discussion about the steps needed to move the new zoning through to a Town vote. Edie was asked to provide the most recent timeline approved by the PC in 2013, mentioning that it is now out of date and needs revision. She will email it to all PC members before the next meeting.

Meeting adjourned at 6:45 pm, early due to the DRB meeting that needed to start at 7. Due to the holidays, the next meeting will be January 13th.

Respectfully submitted, Edie Mas