

Minutes Planning Commission Meeting Jan 13, 2015

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 5:12 pm.

1. **Minutes**

Motion and seconded to approve minutes of December 16th. Unanimously approved.

2. **Mail**

Matt reported no mail.

3. **PC Town Meeting Report**

The PC annual report is due to Rose Watson this Friday. Edie volunteered to do it this year. Matt will send her the notice and last years' report.

4. **Meeting Time**

Tim has a conflict in his schedule, and the Commission felt that it would be best if the PC meeting was held at 5:30 instead of 5:00, Matt will notify the Town offices, and post this time change.

5. **Zoning Revision Timeline**

Edie has sent out and also handed out a copy of the proposed revision, and went over the needed forums and hearings at various points, both by the PC and the Select Board. Decision made that PC needed to plan for these meetings to be held after the town meeting in March. Notices will go both in the Mixer and Front Porch Forum. The preferable location would be MES, as in the past. The first couple of meetings will be informal, recording public comments and attendance so corrections can be made in the draft discussed. This will lead to a more formal hearing. It will be important to put both the existing and the proposed revisions in the document to be discussed. Mary and Bennett will need to review Article II to see if there are any changes that have to be made.

6. **Zoning Review: Article III**

Discussion returned to defining Conservation Priority areas on the revised zoning map. Prior to the meeting, Staley and Edie had a very fruitful discussion with Forrest about additional property owners that might be interested in conserving their land in town, also those who are currently using land for agriculture. Further discussion held around contacting owners possibly interested in conserving property (none had been contacted to-date). Eleven owners have now been identified, plus writing letters to absentee owners. (Staley will do the latter)..

Moving on to the Agriculture and Forest Production zone, Staley has outlined the area indicated in the Town Plan as having soils suitable for farming and forestry on the fire zone map of the Town. This area has been tentatively outlined using 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.

A decision was made by vote, 4 in favor and 3 opposed, to use 10 acres as a density per house in this zone. In addition, it was hoped that a 2 acre variable lot size could be used in this zone to encourage landowners who owned large tracts of land to cluster the house sites more densely, as in a PUD. Mary volunteered to find out the State standard of house density per acre in agricultural zones before the next meeting.

Meeting adjourned at 7:05 pm. Next meeting January 27th 5:30 pm. Kate will be unable to attend.

Respectfully submitted, Edie Mas