

Minutes Planning Commission Meeting May 26 , 2015

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

Excused: Katherine Buttolph

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

1. **Minutes**

Motion and second to approve corrected minutes of May 12th. Approved unanimously.

2. **Communications:** Marcia notified Matt that PC does not have to submit changed Rules of Procedure to the Select Board. No other communications.

3. **Zoning Bylaw Revisions** .

A. Flood Hazard Overlay District. Edie has not yet obtained revised map from Jeff Nugent; she sought PC clarification on title of map, and zoning bylaw section: was it Flood and Fluvial Hazard District, or simply Flood Hazard Overlay, seeing as we are using a map that contains more area than the FEMA flood map (e.g. Augur Hole Road area). Decision to stay with Flood Hazard Overlay District for map title.

B. Renewable Energy Section. Decision to invite past Energy Committee members to come and comment on Renewable Energy section and draft approved uses at June 23rd PC meeting.

C. Section 340 Wildlife Habitat Overlay District. Discussion concerning review of this section; are we approving the Overlay District *de facto* by approving specific wording in each section? Staley clarified that we are proceeding under the understanding we had in discussing the Wildlife Crossings, that we are saying, 'IF we approve the overlay district do we want it to include this section?'

Section 350.1

Sentence #1 was tabled (500 feet limit is an issue).

Sentence #2 was approved.

Section 350.2 approved, after a discussion concerning role of Conservation Commission.

Section 350.3 approved, after a discussion concerning renewable energy concerns and whether these uses should be exempted. Decision that these uses would follow those outlined elsewhere, and not be exempt.

Section 350.4

(1). Issues raised about absolute quality of the "shalls" in this section, as it offers no room for flexibility from DRB. Tabled.

(2). a. approved.

b. after envelopes, add, "as shown in site plan".

c. eliminate " shall" as it might work against wildlife use.

d. add after 'where fences are necessary' following statement: "with the exception of livestock containment or household garden fences"

Stopped here, before (350.4.2.e).

Next meeting is June 9th 5:00 pm. Meeting adjourned at 7:05 pm.

Respectfully submitted, Edie Mas