

Minutes Planning Commission Meeting April 28 , 2015

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

Matt called the meeting to order at 5:12 pm.

1. **Minutes**
Motion and second to approve corrected minutes of April 14^h. Approved unanimously.
2. **Communications**
 - a. AT&T has sent notification to PC that it has applied to Public Service Board for a minor change in its approved tower application. Moving power poles and changing clearing.
 - b. In connection with work on road, Edie will contact VTel to ask for an update on their activity.
 - c. There is a Zoning Forum meeting on Town Planning June 10th, 8:30- 4:00 in Fairlee, VT.
 - d. WRC is holding a Town Planning Forum on May 28th in Townsend, 6:30-8:00.
 - e. Halifax notified PC of a changing definition of earth extraction.
3. **Schedule for Public Meetings on Zoning**
In light of last month's discussion on timeline, Edie prepared a revised timeline and sent it to PC members, which was reviewed. It is a conservative view, and hopefully the process may go faster as it now projects that the final version will not be ready for Town vote until 2017.
4. **Flood Hazard Overlay District map**
The Map prepared by Jeff was reviewed. Edie will make sure that references mentioned on map are the same as those mentioned in the draft zoning Bylaws. Edie will get back to Jeff with the following corrections/additions, and a request to make 2 copies, for PC and Town:
 - a. Add contours, as mentioned on the map
 - b. Title map "Proposed Flood Hazard Overlay District Map"
 - c. Change date on map to May 2015
 - d. Make special flood hazard area darker , with more contrast on map. It is hard to find initially.
5. **Zoning Bylaw Revisions**
The 52 revisions sent to the PC had not been reviewed by all the PC, so a decision was made to postpone the review until the next meeting. To expedite review, it was decided that PC members should forward comments on items they do not agree with to Staley, (by number referring to the majenta number inserted into draft) who will incorporate these into the zoning draft. Those no one has objections to will be deemed approved.

Energy Section 470

Edie noted that there are still pending items in this section. It had been referred back to the Energy Committee, that has not been meeting. She suggested that we share this section in draft form and invite former members of the committee to a PC meeting to comment. They can also give comments and not come. May 27th date set to comment.

Wildlife Overlay District Section 350

The discussion continued about the pros and cons of creating this overlay, of benefits and limitations to wildlife and humans of having a stricter environmental review by the Development Review Board on any construction beyond 500 feet of a road in town. Some issues around whether the Standards outlined were guidelines ("shoulds") to the DRB, or more strict requirements ("shalls"). A decision was made to defer the decision over whether to create an overlay district until a review of the article itself, which will be taken up at the next meeting.

Meeting adjourned at 7:15 pm. Next meeting on May 12th, at 5:00. Edie mentioned she can not attend this meeting.

Respectfully submitted, Edie Mas