

Minutes Planning Commission Meeting July 14 , 2015

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

Guest: Gussie Bartlett (Energy Committee. Alain Ratheau, Mike Andreotta, and Jeff Bower had said they would try to come but were unable to).

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

1. **Minutes**

Motion and second to approve minutes of June 23rd, with minor corrections and addition of names of guests. Approved unanimously.

2. **Communications:**

- a. Communication from WRC whether PC would like assistance in applying for Municipal Grant this year. Some background given. No action taken.
- b. Notice of permit acceptance for bridge by State Dept of Environment re: Verizon Tower application that had been withdrawn. The State was so notified, and Town has tried to contact State and Verizon with no feedback as yet to confirm this.
- c. Report from WRC as part of its anniversary celebration which Kate and Edie attended. It gives a good history of how, why, and when the WRC was founded.
- d. Notice from WRC that they would like Town to appoint a Flood Plain Administrator. Some discussion as to what this might entail, the general purpose. Consensus that Mike Andreotta might be the suitable person for this position, and Town should get an outline of responsibilities. Matt will give feedback to Select Board.

3. **Zoning Bylaw Revisions .**

a. Renewable Energy Systems ((Section 470 of By-Laws).

Edie offered to read existing section, with changes made by PC and suggested subsequently by Staley. In answer to Staley's question re: "community", agreement that no definition was needed as community referred here to the community potentially sharing the net metering. Again, in distinguishing between large and small installations, deciding issue is size, not whether consumption is off-site. Section 470.2 was not eliminated as suggested by Staley as it was felt to be educational, as other statements in the By-Laws, for example Section 340 (general description) and 350. All of these descriptions might be better relocated in a separate section explaining the changes in the By-Laws, as has been previously discussed. After discussion, as different allowed uses depend on the type of renewable energy, changes were made accordingly in the various sections of the By-Laws, to be allowed in all parts of town, subject to overlays, if any apply. Decision made to keep in sentence "Proposed systems exceeding the standards..." After discussion as to the maximum kW before triggering a Conditional Use, Edie said she would check with Alain for what is being used in other communities.

b. Section 360.Shoreland Overlay District

Turning next to Section 360, there was considerable discussion concerning the definition of Shoreland. Everyone thanked Patti for her emails with relevant documents, and Mary made copies of "Undeveloped Waters in Southeastern Vermont" (by Jeff Nugent, WRC). Discussion ended at "*prohibited uses*" See revised Draft Zoning ByLaws 7/14/15, Sections 360 Shoreland Overlay District, and Section 470 Renewable Energy Systems, and other sections involving Renewable Energy Systems.

Meeting adjourned at 7:05 pm. Next meeting on August 11th, the regularly scheduled time, at 5:00 pm. Tim reminded PC that we have mentioned we need time to discuss in general the concept of the Wildlife Habitat Overlay District and suggested we should set aside a meeting dedicated to this discussion. PC agreed.

Respectfully submitted, Edie Mas