

Minutes Planning Commission Meeting December 8th , 2015

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

Matt called the meeting to order at 5:09 pm.

1. Minutes

Minutes of last meeting were taken by Tim. Draft sent out and will be reviewed at next meeting.

2. Communications

- a) Halifax amendments to zoning received.
- b) New proposed Dover Town Plan review meeting postponed as Plan is incomplete.
- c) Update on Windham Regional Commission: Putney's Town Plan will be reviewed by WRC; Edie volunteered to be on review committee, but due to lack of other volunteers, WRC committee will review.
- d) Email from Rose Watson re Marlboro Town Report- PC needs to submit annual report by Jan 9th. Edie volunteered to do a draft; Matt will help by sending her past annual report.
- e) VTel info meeting held at MES last week; mainly informational to encourage people to sign up.

3. Zoning Updates

- a) Staley reviewed the mockups he made of the draft Zoning. Decision to make yellow strike-throughs a double strike-through; blue will be put in a box; red will be simple italics. That way it can be reproduced without color. Deadline for having this posted on-line is January 15th.
- b) Tim will put together a preamble to be posted on Front Porch, Mixer and webpage to introduce people to the changes made in the proposed zoning revisions. This will be reviewed at Dec 22 PC meeting.
- c) Conservation Commission has started putting up roadside flags indicating wildlife crossing areas. Patti will check on progress before next meeting.
- d) Maps needed for public forums (aside from current zoning maps) are
 - 1). New zoning areas (Edie has a draft, excluding agricultural zone which still needs to be delineated). Edie will buy transparent overlay and put the wildlife crossings on it to show the connection with conserved districts. Discussion concerning adding lots to Conservation area if desired by owners.
 - 2). Fluvial/Flood areas (Edie has draft copy of this)
 - 3). Wildlife Habitat Overlay and crossings map (Staley has draft copy of this)
 - 4). Discussion held over on whether a Shoreline overlay was needed. (no decision made).

4. Upcoming Tasks to fulfill upcoming Forum Schedule

- a) The three meetings outlined in Nov 10 minutes need to be warned now in the Mixer, on Front Porch, and posted in three places. First proposed forum is Jan 12th so this needs to be posted by Dec 12th.
- b) Matt to check whether MES is available for the dates before postings.
- c) Staley's Draft of Bylaw and Tim's preamble ready ahead of Dec 22nd meeting, and posted when approved.
- d) Matt will talk to Lotus to have 12 copies printed and available at Town Office after Dec 22 meeting.

5. Shoreland Buffer

- a) Patti reviewed her emailed document on shorelands. Tables 3 & 4, pages 26-28 are especially relevant.
- b) Some discussion concerning enforceability of restrictions placed on personal activities of landowners.
- c) Section 371: exemption sections were modified. Decision made to have 300 foot buffer for all streams beyond 500 feet of roads, and 50 feet between road and 500 feet. 100 feet around ponds.
- d) Section 372: Some language was changed, eliminating (a) and replacing it with a statement about buffers.

This concludes the review of Section III. See draft by Staley of zoning for changes.

Meeting adjourned at 7:15. Next meeting 5 pm December 22nd.

Respectfully submitted, Edie Mas