

Minutes Planning Commission Meeting Sept 27th, 2016

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

Matt called the meeting to order at 5:03 pm.

1. Minutes

Minutes of September 13th meeting approved as corrected.

2. Communications:

- Edie got an email from Alyssa with final flood regulations. She will review and compare with PC draft.
- Notice from Vt League of Cities and Towns, info meeting November 2 Montpelier.
- Question left from the Fair: What are the consequences of building in a wildlife crossing area? Matt has followed up. General sense that a number of people visited maps at Fair.

3. Budget

- We have now used up our budget with printing and maps concerning zoning, and will need to ask the Select Board to increase budget
- Decision to request that \$ 300 be added to current budget for additional maps and printing, bringing total annual budget to \$800.

4. Bylaw revision

Staley updated the worksheet on unresolved issues on the proposed Zoning. The following was discussed:

- Article VII, Definitions, still needs a definition of "Food Cart". Mary made suggestion that it might be better to have it an ordinance, perhaps a "catering" ordinance, which would be quicker for the person wanting permission, and could require a catering license. Mary will look into Brattleboro's definition, and suggest one to the Select Board.
- Article VIII, Maps. Jeff has labeled the zoning maps #1-#4. Approved.
- Conservation Priority District:
 1. PC approved narrative written by Staley explaining and clarifying district to landowners.
 2. PC clarified for Edie that an owner can take an existing lot smaller than 27 acres out of the conservation district, even if the remaining lot size is smaller than 27 acres. This does not mean that, once in the district, the owner can further subdivide the property. Existing lots remain separate, even though they are included as a whole in the conservation district. If an owner wishes to take their property out of the conservation district as a whole, they can do this but would need to request it from the Planning Commission as it would take a revision of the Bylaw map.
 3. More time is needed to contact owners of potential Conservation Priority lands.
- Signs: Mary got feedback from Vt League of Cities and Towns that the type of sign she was describing were not technically signs, so would not fall under Sign section of Bylaws. In addition, the term "contractor/tradesman" sign was added to allowed on-premise temporary signs.

5. Hearing date

The review of Bylaws is now essentially complete. The date for the first public hearing will be set at the next meeting (30 days' notice required).

Meeting adjourned 7:00; next meeting October 11th, 5 pm.

Respectfully Submitted, Edie Mas, Secretary