

DRAFT Minutes Planning Commission Meeting Jan 27th , 2015

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

Excused: Kate Buddolph

Matt called the meeting to order at 5:30 pm.

1. **Minutes**

Motion and seconded to approve minutes of January 13th. Unanimously approved.

2. **Mail**

Matt reported no mail.

3. **PC Town Meeting Report**

The PC annual report was submitted and accepted with some corrections.

4. **Members**

Although the Planning Commission could have up to two new members, decision made to hold on this until the Zoning Review is completed. Patti mentioned that people who wish to volunteer in town could be guided to the DRB, which needs more members.

5. **Zoning Review: Article III**

Discussion returned to defining Conservation Priority areas. Potential landowners continue to be contacted, either in person or in writing.

Concerning adding to the Agriculture/Forestry Zone (former “Resource Production”), Staley will contact Jeff Nugent concerning his guidance on soils that was applied to the Town Plan’s rough proposed Land Use Map. The question is whether to follow property lines, or adhere to the more general outline in the Town Plan as the definitive area that should be given a priority. How robust is the rationale for this area, in order to make it a foundation of zoning? As a number of landowners are involved in the potential proposed area, decision made to not contact owners separately but through the public meetings.

At this point, the draft map is fundamentally completed (subject to above modifications), so discussion can return to looking at overlay districts. Edie said that Jeff has not gotten back to her on the fluvial hazard overlay map, and will contact him again. She also mentioned that conversations with both Dave Matt and Jim Herrick indicate there was a lot of discussion prior to purchasing land for Town Park concerning Town septic suitability on the lot. Matt will follow up to find documentation of this discussion.

There was also a discussion about finding more specific definitions and description of the Variable Lot possibility, which might be suitable to suggest for the Ag/Forestry Zone to be proposed. Patti will find a written description and send it to the Planning Commission.

Staley requested that the PC review parts of the draft Zoning Regulations he outlined in green. All were fine to be included in the draft document, with the exception of paragraphs 3 and 4, Section 306, in the Village district, which was deleted. In addition, he recommended that the term “Resource Industry” be changed to “Light Industry”, that Commercial and Industrial Use be removed from PUD uses, and that the definition of a “structure” include gas or liquid storage tanks of the dimensions listed elsewhere in the draft Zoning Regulations. These recommendations were approved.

Meeting adjourned at 7:32 pm. Next meeting February 10th 5:30 pm.

Respectfully submitted, Edie Mas