

DRAFT Minutes Planning Commission Meeting March 10 , 2015

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

Excused: Stalley McDermet, Bennett Grout, Tim Segar

Matt called the meeting to order at 5:45 pm.

1. **Minutes**

Motion and second to approve minutes of February 24th. Approved.

2. **Mail**

Matt reported two mail items:

- a) Zoning Bylaw Update and Map from Dummerston. Public Hearing set for April 7, 7 pm in Dummerston, East/West Road and Middle Road. The document is also online at Dummerston.org. Matt said he would try to attend as some of the changes seem similar to changes this Planning Commission may be proposing.
- b) Town Plan Amendments from Brattleboro. Public Hearing set for April 6, 6 pm in Municipal Building. The amendments are needed in order to renew West Brattleboro's Village District designation.

3. **Annual Meeting of the Planning Commission**

- a) Officers: a motion was made to continue same officers, Matt Tell as Chair, Staley McDermet as Vice-Chair, and Edie Mas as Secretary. Seconded and unanimously approved.
- b) Rules of Procedure: Existing Rules were circulated, along with model revision sent to Marcia by VLCT to comply with new open meeting law. This was tabled until the next meeting. Edie volunteered to do a line-by-line review of both documents and email a draft revision before the next meeting March 24th.

4. **Zoning Review: Article III**

Work continues to identify new Conservation Priority areas. Staley has not met with Jeff yet to discuss Ag/Forest district. Edie did talk to Jeff, who will send her a draft pdf map showing the Flood/Fluvial areas, along with our stream setbacks. Patti talked with Adam about need to supply Planning Commission with specific information on each crossing area.

Discussion continued starting at Section 340.4 (#3a). Changes noted on revised Zoning Regulations draft. Stopped at Section 340.7 Definitions.

Meeting adjourned at 7:25 pm. Next meeting on March 24th, at 5:30.

Respectfully submitted, Edie Mas