

I - Call to Order

PC Members attending: Dennis Casey- Chair, Jason Barnard, Dan Harris, Dan Nugent and Kelly Norris,

Others attending: Dave Wetmore

7:00 PM –Chair Dennis Casey called the PC meeting to order.

II - Review of Minutes

Review of 9/18/2014 minutes- Quorum not present. Approve next meeting.

III - Visitor business and discussion of PC information items:

None

IV- PC Business

Zoning map discussion-

High Density Residential and Commercial District-

Village- Dave expressed there was some confusion regarding what the PC had agreed too and needs to clarify. PC reviewed Brandy’s draft for the Village. The confusion stems from the use of the 800-ft contour or a specific distance off Rte. 116. PC agreed to leave the district boundary on the east side of Rte. 116 south of Big Hollow Road as drafted (2000 feet from Rte. 116).

South Starksboro – OK as drafted with the following addition;

HDRC boundary along Rte. 17 should continue to be 800-ft deep (east side of Rte. 17) from Trillium Lane north to where Hallock Brook crosses under Rte. 17 opposite existing HDRC boundary.

Agricultural Scenic and Rural Residential Corridor (ASRR)- PC agreed that this district encompasses both the agricultural and scenic qualities. Discussion acknowledged that agricultural potential is largely located from the end to the HDRC to parcel # E51725E.1, next lot north of the Close/Brady property. Beyond this point there is very little agricultural land. PC further acknowledged that scenic quality extends all along the Rte, 17 corridor. However, the parcel sizes that exist beyond/northerly of parcel E51725E.1 are small and limited by topography (west side of Rte. 17) and depth to the Huntington River (east side of Rte. 17). PC agreed to amend the balance of the land north of parcel E51725E.1 from ASRR to LDRC. The boundary on the west side will remain 400-ft deep to the Gore Road and then continue north along Gore Road as drafted on the proposed “draft zoning map” dated 9/19/2014. On the east side the LDRC boundary shall be the Huntington River to the point where the River crosses underneath Rte. 17, south of the intersection of Rte.17 and the Gore Road. Beyond this the LDRC shall extend all the way to the Town Boundary east of Rte. 17 and Gore Road. The balance of the land formerly designated as ASRR shall be FC (east of Huntington River).

Zoning interpretation questions- During the discussion to amend the zoning districts the PC asked these questions of Brandy.

1. Under the draft bylaws if an individual owns a 100 acre parcel of which 50 acres is located in ASRR and 50 acres in FC. How would the building rights be determined and can they be used entirely in ASRR? The PC felt that this should be allowed. Are there edits that need to be made to allow this?.

2. Are there tools/review criteria that restricts development in FC, specifically year around residential use. Refer to existing CU 4.8.3.12.
3. PC asked if the zoning map will prevail over any written description.

V- Future agenda items

Review Zoning Map amendment
Review MDRC provisions

Dave- announced VLCT zoning and planning forum on October 29, 2014

VI- Other business/ public comments

Please note- Next meeting– October 16, 2014 at Town Office- 7:00 PM.-

VII- Adjournment

Jason moved to adjourn at 9:10 PM, Dan 2nds, motion passed 5-yes, 0-no

DRAFT