

I - Call to Order

PC Members attending: Dennis Casey- Chair, Hugh Johnson and Dan Nugent. Others attending: Dave Wetmore.

7:00 PM –Chair Dennis Casey called the PC meeting to order. Dennis stated that there was not a quorum for tonight’s meeting. Dave suggested that the members present continue to review and make notes for the whole Board to consider. Dave stressed that without a quorum no formal action can be taken by the members present.

II - Review of Minutes

Review of 10/2/2014 minutes- Quorum not present. Approve next meeting.

Review of 11/6/2014 minutes- Quorum not present. Approve next meeting.

III - Visitor business and discussion of PC information items:

None

IV- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

Section 260.A- Add “shallow soils” as well. Shallow soils occur more than poor soils in the FC district.

264.B(1)- create bullets from points

264.C.- Is it floodplains or FHA?

264.D- What is “minimum”

264.G- Should we create a baseline for “adverse effect”. Should this be the Quechee decision.

273- This is slightly confusing. Need to stress that these uses are **prohibited**.

273(3)- Term “construction yard” should be consistent with definition “construction related facility”

273(5)- Should we really prohibit ground water extraction from an area that the Coop extracts ground water for public use.

274.A(1)- WSP district is not an overly district. Discussed at length the potential for agricultural source pollution. The Cooperative needs the ability to really restrict the use of chemicals that have the potential to affect the Cooperative water supply.

283-tables should be identified.

284.C (1)- change “in” to “is”

D(1)- should we define “alteration”

D(2)- change “application” to “applicant”

D(3)- remove “error reference”

E- remove “error reference”

E(4) edit “change” to “chance”

300 “Development Standards”

302.C- “All setbacks”- discussed interior lot setback requirements. Members felt that the road ROW should not be excluded. Suggested creating a nonresidential setback from road (public or private), would be identified in section 212.A.

Preparation for public discussion and hearing.- PC discussed how should the Board should begin to get the word out to the community about the proposed draft Bylaws. Discussed timeline to adoption. Original goal of Town Meeting adoption may not be possible. Norm advocates for the Bylaws to be voted by Town residents. There are a lot of changes and decision to adopt needs to be by the community rather than just the Selectboard.

Methods- use website, Gazette, public forums before required public hearings. A summary needs to be developed outlining clearly the changes.

V- Future agenda items

Continue final review of draft zoning.

VI- Other business/ public comments

Please note- Next meeting– December 4, 2014 at Town Office- 7:00 PM.-

VII- Adjournment

Members concluded discussion at 8:15 PM.