

I - Call to Order

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

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

II- Addition and Deletions

Reminder that PC petitions are due soon. Kelly and Dennis terms are up this year.

PC report for Town Report- PC reviewed draft and made edits and corrections. Dave will amend and submit to Cheryl.

III - Review of Minutes

Review of 12/18/2014 minutes- No quorum present. Will review and approve next meeting

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

Section 347- Recreational Facilities

.A -OK as drafted

.B- What the PC intends here is to prohibit commercial outdoor firearms shooting ranges. PC recognizes that commercial outdoor archery ranges should be reviewed as “outdoor recreational facility”.

Does the definition have to specifically identify the use?

.C- OK as drafted

348.- Self-Storage Facilities

A.C - OK as drafted

349- Telecommunications Towers

.A- citing of chapter reference needs correcting

.B- OK as drafted

.C- Add height and “setback” requirements

.D(1)- Define “spec tower”

(2)- PC notes that this may be a little extreme. Is this standard a normal requirement?

.E(1)-(2)- Ok as drafted

.F- need to define “undue adverse impact”, is this the Quechee test? PC asked for a copy of the Quechee test/decision.

.G(1)- OK as drafted

(2)- Amend last sentence- “... ridgeline or hilltop location is necessary to provide adequate coverage, and will not cause undue adverse visual impacts”

(3) and (4) -define “skylined”

.H- ZA asked what should be done with this report. If it was a short 1 or 2 page report, perhaps it could be recorded.

.I- Ok as drafted

350- Subdivision and PUD Standards

351-OK as drafted

352.A- OK

.B- .F- OK as drafted

353- HDRC

.A- OK as drafted

.B(1)-(3)- OK as drafted

(4)- “maximum length between intersects...”. Strike reference to “block”.

(5) and (6)- OK as drafted

.C(1)-(5)- OK as drafted

354- LDRC Note- Need to include MDRC. Add with LDRC, section 354?

354.A-.C-Ok as drafted

355- ASRR and FC

PC expressed concern that this section is confusing. There is forestland in both districts but the goal is to limit/restrict development in the FC district.

.A- OK as drafted

.B(1)-(3)- OK as drafted

(4)- remove.

(5)(a)-Ok as drafted

(5)(b)- strike 1st sentence. 2nd sentence- “Use vegetation and topography...”. Strike “existing”

add- Encourage architectural designs that help structure to blend in with its topography.

(c)- PC notes this applies mostly if not completely too small lots.

(d)- OK as drafted

.C- Forestland- This is where PC felt that this is misleading. See comment above. Building envelopes may be critical to a SD proposed in the FC district, however the goal is to limit development/SD in the FC district.

Amend- 2nd sentence- If a landowner undertakes forest management or harvesting activities that are contrary to acceptable silvicultural practices as pre-development site preparation ...”

Note- PC suggests separating the ASRR and FC districts- Continue next meeting with section 355.

VI- Future agenda items

Continue final review of draft zoning beginning with section 355.

VII- Other business/ public comments

Please note- Next meeting– February 5, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Hugh moved to adjourn at 9:40 PM, Kelly 2nds. Motion carried 4-yes and 0-no