

**I - Call to Order**

PC Members attending: Norm Cota Vice-Chair, Jason Barnard, , Hugh Johnson, and Dan Nugent. Others attending: Dave Wetmore.

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

**II- Addition and Deletions**

None

**III - Review of Minutes**

Review of 3/5/2015 minutes- Quorum not present, no action. PC will approve next meeting

**IV - Visitor business and discussion of PC information items:**

None

**V- PC Business**

**Final review of 3/31/2015 draft Zoning Bylaws**

PC reviewed entire draft, specific edits from drafts dated 3/27/2015 and 3/31/2015 (draft does not include completed cross references), specifics include

- 113.A(6)- This section was removed.
- .A (7)- Adjustments to fencing heights
- 115.A(3)- Added setback provision
- 118.D- Described what an essential service is
- 122.C- Added provision for DRB to consider SD on non-conforming parcel where 2 primary uses are present. PC should consider this.
- 125- Edits to length of time that discontinuance will be allowed.
- 202- Zoning map will prevail. There will not be a description of the district. However this needs further review. Some areas could follow existing property boundaries which is a change.
- 204.- Added the provision to allow 30-ft extension into the more restricted district. PC agreed to add 204.C – Applicant may utilize only either .A or .B, but not both.
- 210- Edits
- 212- Edits to lot coverage
- 224- Defined “VT vernacular”. This term is replacing “historic vernacular New England” . 244.C(1) needs edits.

Discussed the term of “adverse” and “undue adverse” used throughout bylaws. Brandy suggested inserting the Quechee Analysis as addendum. PC felt some guidelines should be inserted in margin as appropriate.

- 273.A- Brandy need to make clear that these uses are prohibited. PC suggested moving allowed uses to
- 273.B- Allowed uses-
- 302.C – Interior lot setback
- 311- Edits regarding access permits and upgrades to a class 4 road
- 315- Outdoor lighting- Brandy will add examples

- 316.D- Edits to setback requirements
- 336.B- Edits to setbacks and work within setback
- 345.C- Edits to “safety review”
- 347.B- Clarification of commercial firearms ranges
- 349- Changes relative to telecommunication tower siting’s
- 355- Brandy explained that this change is less protection. PC discussed if it would be a marketing advantage for a developer to conduct a clearcut prior to subdivision.
- 500- Review of additions to the definitions.

Dave will contact Brandy to review comments

**VI- Future agenda items**

PC will review Zoning Districts and make adjustments. Dave suggested using projector. PC expects that this next draft will be made available to public in preparation for public hearing.

**VII- Other business/ public comments**

**Please note- Next meeting– April 16, 2015 at Town Office- 7:00 PM.-**

**VII- Adjournment**

Jason moved to adjourn at 9:00 PM, Dan 2nds. Motion carried 4-yes and 0-no