

I - Call to Order

PC Members attending: Dennis Casey, Chair, Jason Barnard, Hugh Johnson, Kelly Norris 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- Dennis moved to approve as drafted, Hugh 2nds. Approved 4-yes and 0-no, Dan abstained.

Review of 4/2/2015 minutes- Quorum not present, no action. PC will approve next meeting

Review of 4/16/2015 minutes- Quorum not present, no action. PC will approve next meeting

Review of 5/7/2015 minutes- Dan Nugent moved as corrected, Hugh 2nds. Approved 4-yes and 0-no, Jason abstained.

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Final review of Bylaws before inviting public review and input.

Section 113(11)- Define/clarify what is a seasonal roadside stand. Should it be determined by amount of time it is in place, i.e. 6 months?

Section 203(B)- Does this section really define our Zoning districts. Delete references to railroads.

Section 274(3)- Reference to Town well should be changed to “source of public water system”. Town does not own or operate well or water system.

Section 280- need this overlay district on ZD map!

Section 311(b)- How does this section work? Would an interior lot only be considered as a PUD> What is the point on it only can only be approved if the remaining parcel could be further SD?

Section 315(E)- PC felt that lighting should be allowed 1 hours either side of sunrise and sunset or as approved by the DRB.

Section 318(G)- PC felt that these type of signs should be reviewed by ZA administratively.

Section 336.B(5)- Need a comma between reclamation and areas.

ZD map review- Need to make improvements to ZD map clearly noting what are the boundaries of HDRC in Village east, north and south on Rte. 116. MDRC northerly boundary.

PC discussed transfer of development rights from FC to LDRC and impacts on class 3 roads. Discussed prohibiting the transfer on class 3 roads or increasing the density for transfers or increasing minimum density overall in FC district. PC did not make any changes and will see what the comments from public review on this concern.

PC review completed. Kelly moved the proposed amended Bylaws with edits made tonight for Selectboard, DRB and public review and comment, Dan 2nds. Approved 5-yes and 0-no.

PC discussed timetable- Dave noted that Brandy said she could have final edits 1st week of June. Make draft available 2nd week of June. Announced in Gazette, and will be on FPF. Dave suggested receiving public comments through July early August. August considered public comments and further edits/changes to draft Bylaws. PC public hearing early fall.

PC discussed summary of Bylaw amendments noting that most folks will want to see a summary. Summary will be developed over the next month. Summary points include, ZD map amendments, density based zoning, unified bylaws (includes zoning and SD), enhanced development standards. PC should also be prepared to use specific examples of how these amendments would impact development.

VI- Future agenda items

June 10th- VLCT training workshop opportunities.

VII- Other business/ public comments

Please note- Next meeting- June 18, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Kelly moved to adjourn at 9:15 PM, Dan 2nds. Motion carried 5-yes and 0-no