

**I - Call to Order**

PC Members attending- Dennis Casey, Chair, Norm Cota, Dan Harris, Hugh Johnson, Jeff Keeney, and Dan Nugent

Others attending- Dave Wetmore.

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

**II- Minutes**

PC reviewed 3/3/2016 minutes- Norm moved as corrected. Hugh 2nds. 3/3/2106 minutes approved 6-yes, 0-no,

**III- PC Business**

**Visitor Business and adjustments to agenda- No adjustments**

No visitors

**Bylaw discussion-**

Final review of draft zoning incorporating Jim Carroll’s comments by Brandy- Dave noted that Brandy did not agree with all of Jim’s comments. The Board has before them tonight the Bylaws incorporating some of Jim’s suggestions and Brandy’s edits. Clearly, what is being presented tonight reflects the difference between how an attorney and a planning consultant views things.

PC reviewed the entire draft as presented which addresses many of Jim’s suggestions and deviates in other areas. Dave kept a summary of each comment and final edit agreed to by Board. They include;

Section 104.A- use the word “means” rather than “includes”

Section 121.B- The PC agreed that the DRB “approves” an application/plat. Should use the word “approve” rather than “permitted”.

Section 124.D- Add “... following activities or actions regarding the use of property have been maintained”.

Section 202.A- Clearly treat the FHA as an overly district.

Section 211- Add statement that ZA will require compliance with FHA regulations before granting permit.

Section 224.A(4)- Add to end of sentence “that create visual interest so that buildings are compatible with one another in form and massing, and establish a regular building pattern typical of a village setting”.

Section 224.B- rework concept of waiver to address Jim’s concerns. This applies to sections 234.E, and 244.D.

Section 253.B(1)- Size shall be 25 acres not 30- This addresses a 2-lot SD of a 25 acre lot that cannot comply with 253.B.

Section 264.C- Use “property” rather that “woodlands”.

Section 274.B- Insert “Starksboro Village Water Cooperative”.

Section 311- “... construction of common and cross access...”

Reference to “illustrations” are examples but the language of the ordinance will prevail. This statement was added to section 5, maybe “504”.

Section 331.B- remove last sentence. Same applies to section 332.B

Section 352.D- Add definition for “building right and reference “principle structures” as well.

Section 412.C- Add definition of “complete application”

Keep all language about “deemed approval”, 30 day requirement for ZA to act. PC agrees that this is outlined in statute but it should be in the bylaws as well.

Section 417.D(4)- ZA disagrees w/Jim- ZA does not have any authority to negotiate once a notice of violation has been issued.

Section 422.F- Add “... within 45 days after the close of evidence and adjournment of the hearing in ...”.

Applies to sections 425.C, 426.C and 427.F as well.

PC agreed with all other edits presented.

Norm moved to finalize the draft with the edits agreed to tonight and present to Selectboard once Brandy has cleaned up, hopefully March 22. Hugh 2nds. Approved 6-yes and 0-no

**IV- Other**

Next meeting April 7, 2016

**VII- Adjournment**

Norm moved to adjourn at 9:40 PM, Dan N. 2nds. Motion to adjourn 6- yes, 0-no.