

**I - Call to Order**

PC Members attending- Dennis Casey, Chair, Norm Cota, Dan Harris, Hugh Johnson, and Kelly Norris

Others attending- Dave Wetmore.

7:05 PM –Dennis called the PC meeting to order.

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

**II- Minutes**

Review of 6/16/2016 minutes- Hugh moved to approve as corrected, Kelly 2nds- approved 4-yes, 0-no, Dan Harris abstained

**III- PC Business**

**Bylaw update-** Dave shared that a petition has been received to vote by Australian ballot the Bylaws. This requires a 30-40 day public warning. There will be the opportunity for folks to vote by absentee, 20 days before vote. The Selectboard is suggesting either September 20 or 27, depends on Schools calendar. It has been suggested that the polling place could be the Town Office instead of the School. That decision will be made by the BCA. They meet on Friday 7/22/2016 and Cheryl has included that question on their agenda.

Dave- also noted and clarified that Starksboro has not always voted to adopt zoning bylaws. The 2006 bylaw amendments were adopted by the Selectboard after the required public hearing process.

PC discussion- PC agreed that most of those signing the petition had not read the Bylaws. PC observed that was going to be a problem whether they were adopted by the Selectboard or put to a vote. PC observed that they have tried to balance the needs of small and larger property owners. It seems that some stressed the opinion to restrict any form of growth.

Hugh- noted that the water Cooperative cannot be expanded. The suggestion that it can be expanded is simply not true. The Coop is prohibited by their permit from expansion.

Dave shared that Dan Baker pointed to several concerns including no growth restrictions and preservation of agricultural resources over any other uses. The fact that we have not hit the maximum growth only once or twice during Dave’s tenure did not make a difference. Dave stated to Dan that growth includes water and septic capacity and that extreme examples of growth are unfair and not realistic.

Norm- has been consistent, believing the Bylaws should have been voted on and thought they should have been included in the Primary ballot process.

Dennis- stressed how important it is to educate voters. The petition was signed by many who were clearly misled by those soliciting their signature. Examples include statements of expansive development within the proposed medium density district north of the Village.

PC agreed to have Dave scan the petition and that it would be helpful for Board members to reach out to those they know discuss their concerns.

Dave suggested working with the Selectboard to develop a summary sheet that highlights changes and clarifies misleading statements that have been circulated might be helpful. The Towns bulk mail permit could be used to distribute in early September. PC agreed to help with discussion points and submit to Dave to coordinate and format. Some points have been mentioned already, others include;

1. Franchise guidelines
2. Non-complying structures
3. Exemptions
4. Farm business opportunities
5. Waivers
6. Signage

**Review of ACRPC/Claire Tebbs consultation meeting 6/16/2016-**

Dave-highlighted a couple of corrections and returned to Claire. PC is waiting for resource materials from ACRPC. PC briefly discussed the opportunity for a municipal planning grant. With Town Plan expiring in October, Starksboro may not be eligible.

**IV- Other**

Correspondence-

- Monkton draft Bylaws
- VT Agency of Food and Markets publication- “Supporting and Managing Rural Enterprises in Your Community”- This was sent by NOFA, Erin Buckwalter
  - Dennis noted that Dave had shared these with PC and DRB by email. He has looked at the publication and felt that the proposed Bylaws included many points outlined in this publication.
  - Hugh shared his experience with an event venue in Southern VT and that the venue highlighted the orchard but the venue was likely a larger than the hosting orchard enterprise.
- State Government Day- Friday September 9, 2016
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**VII- Adjournment**

Dan moved to adjourn at 9:00 PM, Kelly 2nds. Motion to adjourn 5- yes, 0-no.