

I - Call to Order

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

Others attending- Susan Jefferies, Peter Marsh, Tony Porter, and Dave Wetmore.

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

Visitor Business and adjustments to agenda- no adjustments

II- Minutes

Review of 8/18/2016 minutes- Jeff moved to approve minutes as amended, Hugh 2nds. Approved 4-yes, 0-no, Norm and Dan Harris abstained.

III- PC Business

Bylaw update- Special meeting to vote to approve the action taken by the Selectboard on June 25th by Australian ballot will be held on September 27th at Robinson School. Absentee ballots will be available 20 days before. A public meeting on the proposed Bylaws will be held on September 20th.

PC- shared that several members had attended 2 recent meetings hosted by Dan Baker and Jim Girer. The meeting on 8/31/2016 was videotaped. Board agreed that the informational public meeting scheduled for 9/20/2016 should be tapes as well. The 8/31meeting was attended by 30+/- people and the meeting seemed to play into people’s fears about growth rather than focus on what the Bylaw standards do to control and restrain growth that does find it way to Starksboro. They did not provide any specifics or alternatives and would not acknowledge any comments by the PC members present. Dennis pointed out that the proposed Bylaws are clearly more restrictive. Seth Clifford questioned whether the standard “character of the area” is more restrictive than the performance standards? Do the performance standards define the “character of the area”? Other participants expressed that they don’t want to see franchise type establishments. Dan Baker focused on lighting, PUDs (affordable and elderly density bonus) and 25% increase to traffic standard from development. Dennis will contact Jim Carrol regarding Seth’s question. Dennis also noted that Dan Baker feels that a buildout is needed based on the Bylaws. Dave acknowledged that a buildout is a fear/scare tactic and only shows how what the buildout would look like without considering any other factor that density (acreage).

Questions- Should we use FPF to highlight the facts, i.e. that the lighting standard has been based on the Dark Skies Standards?

PC acknowledges that there is a core group of residents that believe as Dan does and their minds won’t be changed. The question is how do we reach the other 1250 legal voters? Need to inform people so they can make up their own minds

1. The 9/20 meeting is a public meeting. The focus needs to be on presenting the facts. It is different than a public hearing. The Selectboard and PC should spend time addressing specific questions that have been raised previously. Explain that it is the intent of the Selectboard to further specify the PUD language regarding affordable and elderly in an amendment or through interim zoning. Why the growth cap is not legal, etc. Brandy, Jim

Carroll and Regional Planning should be contacted regarding the growth cap and Seth's question. Check to see the lumen output at School parking lot. All Selectboard and PC members are planning to attend. Tony expressed that a round table format has worked well for road discussion groups.

2. Use FPF to present the fact where appropriate.
3. Get the Bylaw comparison out as a bulk mail and on the website. This is the comparison work Dave has prepared. Final comments and edits made. Dave is not here next week but he will get to Kimball Office to be printed and folded, to be mailed on the 12th.

Town Plan objectives- The Town Plan expires in October, PC has discussed that the focus should primarily update the following with public input.

1. Statistics and update data
2. Flood Resiliency Plan (FRP) incorporates the river corridor map. PC expressed that we have these maps but have not used them. The purpose of the FRP is to think about where rivers run and building a plan that seeks to limit the damage from floods and other high water events.
3. Renewable energy siting.

IV- Other

Correspondence-

- VLCT Annual meeting and Town Fair, October 5th and 6th.
- Maple Hillside Solar, Martha Osmun

Next meeting September 15, 2016

VII- Adjournment

Dan N. moved to adjourn at 9:20 PM, Norm 2nds. Motion to adjourn 6- yes, 0-no.