

I - Call to Order

PC Members attending- Dennis Casey, Chair, Norm Cota, Dan Harris, Hugh Johnson, Jeff Keeney, Kelly Norris and Dan Nugent. Others attending- Dave Wetmore.

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

Visitor Business and adjustments to agenda- no adjustments

II- Minutes

Norm moved 7/21/2016 draft minutes as presented. Kelly 2nds. Approved 4-yes, 0-no, Dan N. and Jeff K. abstained.

Hugh moved the 9/1/2016 draft minutes as corrected, Jeff 2nds. Approved 5-yes, 0-no, and Kelly abstained.

Jeff moved the 9/15/minutes as presented, Dan H. 2nds. Approved 4-yes, 0-no and Kelly and Norm abstained.

III- PC Business

Dan Harris- attends at 7:30 PM

Bylaw update- Special meeting to vote to approve the action taken by the Selectboard (SB) on June 25th by Australian ballot was held on September 27th and approved, 257 to 189. Dennis congratulated the hard work of PC. It was noted that several families really got out to vote Dave noted that it is his understanding that the Bylaws become effective immediately. Dave will work with Brandy to create a final approved copy once the interim changes are considered.

Interim Zoning Public Hearing- scheduled for 10/11/2016 at 7:00 PM, Town Office.

PC reviewed the interim zoning changes proposed and finalized the draft for the SB consideration. These are largely the suggestions proposed at the 6/25 hearing and 9/20 informational.

Hugh moved to remove the change to section 325.A and leave as adopted. Jeff 2nds. Approved 5-yes and 2-no.

The following Interim Zoning changes were approved as moved by Jeff and 2nd by Norm. Approved 7-yes and 0-no. They include; edits are underlined

Section 113.A(1)

Remove “not”- “...or similar structures that are ~~not~~ used for ...”

Section 211.A -

Change ASRR- “lot frontage (lot 2 to <5 acres)” to 250 ft. minimum.

Change ASRR - “lot frontage (lot 5 to <10 acres)” to 350 ft. minimum.

Section 325.B- Any nonresidential land use activity located on a class 3 town road further than ½ mile from a class 2 town road or state highway that will generate daily customer and/or truck traffic shall be approved as a conditional use.

Section 251. Density Standards

251.A Density standards are specified in Section 211 for residential subdivisions.

251.B The maximum lot yield (maximum number lots that can created) for nonresidential subdivisions shall not exceed one (1) lot per 10 acres.

Section 358.E, PUD Bonus- The DRB may grant a density bonus for a PUD that is entirely dedicated in perpetuity to affordable or elderly housing as defined in these regulations, to allow construction of up to 100% more homes than could be developed through a conventional subdivision.

Section 510- Terms, add/edit the following definitions

Add new- Conditional Use- Use which may be permitted only by approval of the DRB after public notice and public hearing to determine whether the proposed use will conform to general and specific standards as set forth or referred to in these regulations and pursuant to Section 4407(2) of the Act.

Add new- Household- One or more persons living, sleeping, cooking, and eating on the same premises as a household unit.

Add new- Light trespass- Any lighting that falls where it is not intended or needed and/or is allowed to spill beyond parcel boundaries onto adjacent properties or public rights-of-way.

Add new- Lot Frontage- Distance measured across the width of the lot along the edge of the public or private road, or waterway that provides access to the lot. Interior lots with no lot frontage shall have a minimum setback equal to or greater than the required road centerline setback for the district (section 301.C).

Add new- Lumen- A measure of the amount of light emitted by a light fixture.

Add new- Nonresidential- Property generally referring to a building or property used for business or other commercial purposes, excluding single-family, two-family and multi-family.

Edit- Seasonal Camp- Land on which a camp, cabin, camper trailer, shelter or other accommodation is located and is suitable for seasonal or temporary living purposes by the occupants who shall have a primary residence elsewhere. Such structures are not intended to be occupied more than six months of the year. Conversion to year around/full time use will require conditional use approval of the Development Review Board.

Edit- Single-family home – A building containing independent living, sleeping housekeeping, cooking and sanitary facilities intended for year around occupancy by one household.

Dan Harris- acknowledged that the changes being proposed address most of the concerns and really there are relatively few.

Dave- reviewed conversation with Brandy related to adopted Bylaws and Town Plan amendments.

1. She agrees with all the proposed interim zoning changes. Prefers the use of the term household rather than family.
2. Will prepare final documents when interim changes are settled.
3. She will create a Flood Hazard map based on the FEMA maps
4. She will prepare a plan of work and attend next meeting (?) to start discussion on Town Plan.

IV- Other

Correspondence-

- Municipal Action Paper #3- “Land Use and Energy”
- ACT 250 delegation

Next meeting October 20, 2016

VII- Adjournment

Norm. moved to adjourn at 9:15 PM, Hugh 2nds. Motion to adjourn 7- yes, 0-no.