

November 16, 2017

Planning Commission Meeting Minutes

Attendees: Dennis Casey, Norman Cota, Daniel Nugent, Jeff Keeney

Minute taker: Amy McCormick

Meeting called to order at 7:25

10/19/17 Minutes reviewed - Norm Cota made the motion to accept the minutes, Jeff Keeney  
2nd the motion - approved

Zoning Administrator Position has not been advertised - Selectboard was under the impression the PC wanted to talk about how they wanted the position advertised - as one person, one position or 2 people with 2 positions - Zoning Admin & a Zoning Board Clerk. PC decided one person, one position at 24 hrs. Application deadline will be December 22, 2017. They like having the ZA at their meetings giving input and guiding them through certain areas of the Town Plan. Jeff Keeney made the motion to accept, Norman Cota 2nd the motion - approved.

Jeff Keeney stated he emailed Brandi - in reference to a few questions they still had on the Energy Workshop. She had responded with - will get the information out the next day, so far she has not replied or responded with it, except to say she wouldn't be able to attend the meeting. She is very hard to get a hold of and not reliable, even when Dave worked with her.

Website update - re-read Rebecca Elder's memo - PC board decided to visit the website and talk about it at the next meeting. Terms, years, all members names. Something similar to selectboard.

**Town Plan Continuous:** Robert Turner stated he had information on the Land Use Dev - will get info ASAP. Eric Hanson was also asked and have not received any info yet - as of 11/13/17 Conservation Committee keeps discussing it but keeps putting it off until next meeting.

Robert said he didn't really have to change a lot of stuff , just tweak it.

Lincoln sent their Town Plan. Energy plan small - only 3 pages. New Havens is 30 pages long for energy plan.

Starksboro's Town Plan is 93 pages.

Denny asked if anyone else received a UVM " Lake Champlain Watershed Flood Resilience Scorecard " from Stefan Yonkovig - Starksboro ranked low - we don't plan for natural disasters as we should. Our new Town Plan will include for this. UVM extension can set up education sessions to explain. States Prison Hollow Ext and part of Route 116(Hillsboro Road) -Potential Flood Hazard Areas.

Jeff reached out to Regional Planning Commission for help on the energy plan- no response yet.

**Land Use Development** - pg 78 - once this is reviewed and agreed upon it will be forwarded to Brandi. Changes already made may have been sent by Dave Wetmore -will find out. Unified by-laws have to be supported by the Town Plan. We have to reference what's in the zoning by laws in the town plan.

Goals - Keep 33 & 34 as is.

Objectives - Keep 46 through 57.

Use "Continue" for 50 instead of "Seek"

For 53 & 55 use "Continue" to Encourage"

56 & 57 leave as is.

Survey also supported keeping these objectives.

Town Plan only viable in 2 places, Act 250 & the Public Service Board - doesn't trump the Zoning Regs.

Act 250 will look at Town Plan. As a Town we need to make sure we are consistent with the Zoning Regs. Town plans are visionary based on what your regulations should be.

Environmental courts will look at Zon Reg. Zoning Regs need to be consistent with the Town Plan.

**Policy for Land Use Planning Areas** - pg 79

1st paragraph leave as is.

2nd paragraph - should we still have planning areas - never had them before until the last town plan. Brandi's idea. Had a hard time telling the public that the planning area was not the zoning Districts. It actually means what could be done - not what will be done. New zoning regs and districts - do we still need planning areas. Could ask Brandi to explain/comment on this.

Town Plan is newer doesn't mean you need to update Zoning Regs and that their not valid. Plans are based on regulations. Town plans are required by State Statute. Zoning regs are not always updated when a new town plan is done. Zoning by laws should be revised as time goes on or needs to be fixed/corrected, not rewritten.

**Growth Management Policies** pg 88

4.9.07 - 1st paragraph should be rewritten - Starksboro rate of development in recent years has been low. The Town believes that this method of managing growth is critical to keep....etc. continue with rest of paragraph.

P-123 - keep as is

P-124 - remove

P-125 & P-126 - keep as is

**Outdoor lighting & Sign policies:**

P-127 - Starksboro's land use regulations should "continue" to ensure that (instead of "be revised")....rest stays the same.

**Telecommunications Tower Policies**

P-128 - Change "should be revised" to "continue" to improve....rest of paragraph stays the same.

Pg 89/90 starting with 2nd bullet - In revising the land use regulations ....etc -through the next page 90 should be removed.

**Extraction Policies**

Ok - Leave as is

**Public Land Policies**

Ok - Leave as is

**Public Participation Policies**

Ok - Leave as is

**Implementation**

**Strategies**

1st page - S-7, S-8, S-9, S-10, S-11 - leave as is

Remove S-12

Leave S-13

Remove - S-14

Leave S-15, S-16, S-17 as is

S-18 use "Continue" instead of "Support " the efforts....etc, continue with rest as is.

S-19 leave as is

Conservation Committee supported changing the class 4 roads - Mason Hill, Brown Hill West, Perry Sweet to trails.

Still waiting for responses from Robert Turner, Eric Hanson, & Brandi .

Motion to Adjourn at 9:15 - Jeff Keeney 1st, Daniel Nugent 2nd- meeting adjourned.

**Next scheduled meeting December 7, 2017 at 7pm**

Motion to approve - 1st - Norman Cota -2nd - Jeff Keeney - Approved - December 7, 2017

Abstain - Kelly Norris & Daniel Harris

Signed: \_\_\_\_\_ Date: \_\_\_\_\_