

I - Call to Order

PC Members attending: Dennis Casey, Chair, Norm Cota Vice-Chair, Hugh Johnson, and Dan Nugent.
Others attending: Dave Wetmore.

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

II- Addition and Deletions

None

III - Review of Minutes

Review of 3/5/2015minutes- Quorum not present, no action. PC will approve next meeting
Review of 4/2/2015 minutes- Quorum not present, no action. PC will approve next meeting

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Dave noted that the PC has reached the point where the Bylaws need to be thoroughly read by members. It should be expected that unless PC members find problems, the final draft before them tonight is the draft that will be put out for public review, comments and finally public hearing. Brandy is working to cross reference the Bylaws for final draft.

Section 204- PC reviewed the draft received today (4/16/2015). PC discussed the purpose of this section at length. As Brandy has drafted, it works. However, PC observed that coupled with section 359(E), the number of lots an applicant could propose would be to excessive. PC noted that the point is to avoid applicant’s use of section 204 to gain additional lots. Section 359(E)(2) really allows for excessive bonus lots. PC questions the wisdom of allowing the generous bonus allowed in 359(E)(2). As drafted, Starksboro Bylaws (PUD) will allow quite a bit of flexibility referring to lot size and ability to move from more restricted District to the lesser restrictive District. PC agreed to leave section 204 as Brandy has drafted. Additionally, unless Brandy can enlighten the PC regarding the purpose and benefit of section 359(E)(2) they are suggesting that it be removed.

Set aside discussion- PC understands that the Bylaws don’t use the term “set aside” but they have questions. PC observes that it is easy to determine the building rights afforded a parcel. What is less clear is how to account for this acreage in the following example.

2-lot minor SD of a 20 acre lot in the LDRC. Lot density is 5 acres/DU, making 4 building rights. However, only one new lot is created (1 acre) and the balance is 19 acres. Essentially there is 4 acres that benefits the 1 acre lot. How would this be tracked? Does it need to be? What happens to this 4 acres, if future Bylaw amendments reduced the acreage requirements? What would the SD mylar title block look like?

Review of Zoning District (ZD) map- PC looked extensively how they could use existing property lines to form ZD boundaries. Dave made the point that the Bylaws will not include a metes and bounds description of the ZD boundaries. Rather the ZD map will provide a clear picture of the ZD boundaries. After much discussion it was decided to leave the districts as drafted in October 2014. The ZD map needs

detail. PC suggested reference use of elevations as boundaries, specific distances from roads (i.e. LDRC, MDRC and HDRC boundaries). PC would like to have the ZD boundaries overlaid on the parcel maps and orthophotos. Need to make sure Brandy uses the most up to date parcel map.

PC preparation for public review- PC wants to use real examples of Starksboro property to show the effects of the proposed amendments.

VI- Future agenda items

PC expects that this next draft will be made available to public in preparation for public hearing.

VII- Other business/ public comments

Please note- Next meeting- May 7, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Norm moved to adjourn at 9:00 PM, Dan 2nds. Motion carried 4-yes and 0-no

DRAFT