

**I - Call to Order**

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

Others attending- Jon Fenner, Alan Quittner and Dave Wetmore.

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

**II- Addition and Deletions**

None

**III - Review of Minutes**

Review of 4/16/2015 minutes- Quorum not present, no action. PC will approve next meeting

Review of 6/18/2015 minutes- Hugh moved as presented, Kelly 2<sup>nd</sup>, 5-yes, 0-no, Dan H. and Dennis abstained.

Review of 7/16/2015 minutes- Hugh moved as presented, Dan N. 2nds, 4-yes, 0-no, Dan H., Jason and Kelly abstained.

**IV - Visitor business and discussion of PC information items:**

This is final scheduled PC meeting planned at this time to present and receive comments on the draft unified bylaw.

**V- PC Business**

PC invited those attending to ask questions and provide comments on the draft Bylaws.

Jon Fenner- Cited that section 322.B, figure 17, notes that the table does not include the MDRC district.

Section 343.A- Jon is a work from home employee. He is concerned that this section refers to work from home employees which he feels is different from someone operating a business from their home. PC understands that there is a difference between running a business from home and a telecommuter (an individual whom is able to work from home without any impacts to the neighbors). PC will consider how this could be addressed.

Jon- also asked if this draft would provide additional enforcement capabilities. Dan noted that this Bylaw does provide for a ticketing system. Dave acknowledged that all zoning enforcement action begins with the ZA. That being said it is much more preferable to cure the problem rather that fighting it out in court.

Alan Quittner- Alan is concerned about the way zoning districts have been laid out. He would like to see them consistent throughout Town, citing that the LDRC district ranges between is 400-ft and 800-ft from the centerline of the road or it follows a contour elevation like along Big Hollow Road. Alan expressed frustration with his past experience getting a lot permitted for his son. He questions the scale and accuracy of a zoning map and asked whether the district boundaries would be described in the bylaw. Dave stated that the plan is to have the map stand on its own and that the boundaries should be well described. Alan feels that the depth of the district should be the same depth throughout. The PC commented that this would be difficult given the varying topography throughout Town. There are many factors that influence a parcels development potential, including steep slopes, shallow soils, accessibility related to fire and

rescue, and stormwater and erosion concerns. Many parcels are a development nightmare and the varied depth of the LDRC helps to address the PC development concerns.

Dave- noted that the ZD around Gully Hill Road needs to reflect that the Road has been shorten.

Section 315- Lighting Standards- visitors asked who or what would this section apply to? PC responded new development, both residential and commercial.

Alan- asked how much flexibility is incorporated into the draft? PC discussed density based zoning, the concept of development rights and how they would be tracked. Dave noted that the draft also is much more specific about the type of uses to be allowed and standards that govern them.

Alan-asked if the draft is compliant with State law. PC noted that the draft was created with the assistance of a planning consultant and ACRPC is reviewing as we speak.

Jon- asked about the adoption timeline and process. Dave explained that both the PC and Selectboard (SB) are required to hold separate public hearings on the draft and then the SB will need to administratively adopt or put to an Australian ballot.

Alan- reiterated his desire to carve off at least 2 more lots for his children. He feels after 50 years of being a resident that he should be able to do that. His last experience with his son's subdivision was very difficult and unreasonably expensive.

Dennis- shared that the PC has tried to put forth a draft that reflects what the people expressed during the planning forums.

Alan- asked about solar and other renewable projects. If they are net metered then they are exempt from zoning.

Dave- shared his conversation with individuals regarding development in the Forest Conservation district, including owners of property on Carp Cole, Crowley, Conway Roads and Brown Hill West.

Dave- shared that Jody Higgs had come to look at the proposed changes to the zoning districts. She expressed that it would be nice to eliminate the land in the HDRC along Lewis creek in the Village. Jody does not want to encourage ag-land conversion. PC observed that much of this land is located in the flood hazard area (FHA). Dave also noted that he had mapped the prime ag soils in the HDRC expansion and shared where they are located, mostly under Brookside Mobile Home Park. Dennis asked if it was possible to estimate the acreage of prime soils in the FHA. PC discussed guidelines for designating prime soils. Jason suggested that the State can provide.

PC discussion of section 343A.- PC discussed exempting telecommuter's from activities that require a permit providing there are no outside impacts, i.e. traffic, noise, employees etc. PC will discuss further next meeting.

**VI- Future agenda items**

Consider public comments and suggestions

**VII- Other business/ public comments**

Please note- Next meeting-September 3, 2015 at Town Office- 7:00 PM.-

**VII- Adjournment**

Hugh moved to adjourn at 9:15 PM, Dan N. 2nds. Motion carried 7-yes and 0-no

DRAFT