

**I - Call to Order**

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

Others attending- Dave Wetmore.

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

**II- Addition and Deletions**

None

**III - Review of Minutes**

Review of 8/20/2015 minutes- Hugh moved as corrected, Dan N. 2<sup>nd</sup>, 6-yes, 0-no

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

Possible municipal planning grant opportunities. Dave needs to follow up with Brandy. Brandy was to prepare a budget for updates and amendment to Starksboro Town Plan due 2016.

Dave discussed briefly the bylaw adoption process which requires a 15 day notice for public hearing and report. Adam Lougee at ACRPC has assured Dave that he will prepare comments on Starksboro draft Bylaws for the next meeting on September 17<sup>th</sup>. Dave has suggested the possible following dates for PC public hearing, October 29, November 5<sup>th</sup> or 19<sup>th</sup>. Any later will bump up against the holidays.

**V- PC Business**

PC reviewed the comments from the summer meetings.

Changes to the HDRC district in Jerusalem area as discussed at the 6/18/2015 meeting- PC agreed to amend zoning map to extend the HDRC to 800-ft east of the centerline of Sam Stokes Road. Norm moved this change, Dan N. 2<sup>nds</sup>, 6-yes and 0-no.

7/16/2015 meeting discussion. PC suggests that visual examples of subdivision possibilities under density based zoning vs. current zoning be prepared and enlarged as foam board displays. These would be available for public hearings.

PC also suggested preparing prime and statewide agricultural soils map with HDRC district changes overlaid. Perhaps Brandy or Kevin can assist. Dave noted that NRCS has done a presentation for New Haven PC in an effort to understand these soils.

Section 332.E- remove “stormwater” at end of 1<sup>st</sup> sentence. Ask Adam Lougee if this section addresses the recent Legislative approval of H-35.

PC agreed that ACCT should be notified and sent a copy of the draft Bylaws when completing public hearing notices.

8/20/2015 meeting discussion-

Section 322.B figure 17- need to add MDRC to table. Need to check draft throughout to make sure that MDRC is included.

Section 343.A- Dan H. expressed that this section is slightly confusing. Norm thought that just removing the words “or work” would address the concerns expressed by Mr. Fenner. Hugh is concerned about people who choose to work from home and have customers or clients come to their home. This has potential impacts on the Towns infrastructure and neighboring properties. PC agreed to revise 1<sup>st</sup> sentence as follows; “Residents who plan to operate a business from their home ...”

343.A(1)(a)- Change to; “The ZA may issue a zoning permit **administratively** for ...”

Section 417- Dave confirmed that the draft Bylaws allow for civil ticketing and/or Notice of Enforcement procedures.

PC discussed further changes to the LDRC district along the Gore Road. PC determined that due to topography, water and steep slopes along the Gore Road that the zoning district changes proposed are consistent with other areas of Town with similar constraints.

Gore Road- LDRC boundary needs to be reduced to reflect road discontinuance.

Ben Roberts Road- confirm end of road and extend radius of LDRC district.

Section 315, Lighting- PC discussed where and to who do the lighting standards apply? The standards would apply to new land development and any significant renovations. Hugh expressed that this is a performance standard and provides a threshold. Existing lighting would be grandfathered and the standard should not apply to simple modifications or changes to fixtures. Dave refers to section 114 “exemptions”, which clearly states that certain types of lighting fixtures are exempt as long as they conform with section 315. PC determined that this section should remain as drafted.

PC discussed the merits of a noise ordinance? Dave noted that section 322 deals with noise performance standards. However they do not apply to uses outlined in section 321.A.

**VI- Future agenda items**

Consider public Adam Lougee’s comments and suggestions and prepare for public hearing

**VII- Other business/ public comments**

**Correspondence-** Martha Osmun has proposed a 150kW solar array on Quaker Street. PC discussed the appropriateness of this array at this location. As proposed the array does not conform to required setbacks. Dave shared that these facilities are exempt from zoning and are approved by the PSB instead. Dave also expressed that in light of his experience in New Haven, amending the Bylaws and Town Plan should seek to address scattered energy projects and their impacts on the landscape by providing for recommended setbacks, screening and overall size limits.

**Please note- Next meeting–September 17, 2015 at Town Office- 7:00 PM.-**

**VII- Adjournment**

Norm moved to adjourn at 9:20 PM, Hugh 2nds. Motion carried 6-yes and 0-no