

I - Call to Order

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

Others attending- Scott deBaise, and Dave Wetmore.

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

Visitor Business and adjustments to agenda-

Scott – interested in what the comments Jim Carroll, Jim Runcie and ACRPC had made. Dave shared that Jim Runcie had sent comments. They are attached to tonight’s PC packet and Dave included a copy with Scotts agenda packet. PC has not heard from Jim Carroll or ACRPC yet. These comments will be discussed in more detail under PC business.

II- Minutes

PC reviewed 2/4/2016 minutes- Norm moved as corrected. Dan Nugent 2nds. 2/18/2106 minutes approved 5-yes, 0-no, Dan Harris abstained.

III- PC Business

Bylaw discussion-

Dave shared again that Jim Runcie had submitted his comments on the Bylaw draft as edited (1/18/2016). Jim Carroll and ACRPC have not responded as of tonight meeting.

Jim R.- expressed concern related to conditional use standards, specifically “character of the area” and then the noise ordinance. Dave shared that Brandy felt the conditional use standards outlined do comply with the statute but that it would be easy to add as Jim had suggested. PC agreed to have Brandy include conditional use point regarding “character of the area”.

Noise ordinance- Jim R. felt the change the PC made from 15 minutes to ten minutes is not sufficient. PC discussed that changing to a static number at the property line would require raising the dB standards overall. As drafted currently the maximum weighted dB is 60 during daytime hours in the HDRC and MDRC districts. The concerns raised regarding gunshots, loud banging and dog kennels are understandable, but none of these would likely exceed 60 dB unless very close. Gunshots are likely recreational shooting (not commercial) and therefore not regulated. Pursuant to the proposed bylaws outdoor commercial shooting ranges will be prohibited. Regarding dog barking, Starksboro has a dog ordinance that addresses those concerns. Any noise associated with a commercial and/or industrial use will be required to comply with section 322 (noise).

Scott- expressed that Jim Dumont felt the maximum should be 55 dB. PC discussed that this may be difficult since normal conversation is in the 55-60 dB range. PC discussed that dog barking is the most annoying, but in that case the Dog Ordinance is in place to control that type of unwanted noise. PC reviewed section 322 and decided to keep it as drafted with the 10 minute interval. PC asks Brandy to insert some rural dB sound examples like a mower and chainsaw as well.

Scott- expressed that Jim Dumont suggested that the use of the term “principle” in section 224 should be changed to “standard”. PC discussed at length. Both words describe what you are trying to accomplish. Both are used interchangeably. “Principle” is the idea and a “standard” is more measured. If we change to “standard” it would require that this section to be redrafted to make standards measureable. Some of them are but “VT vernacular” includes 200 years of architectural design history. As drafted the special district standards allow for some flexibility. PC decided by unanimous consensus to leave as drafted.

Finalizing draft Bylaws for submission to Selectboard (SB)- PC agreed to wait till their next meeting to vote to submit to the SB. This will allow 2 more weeks for Jim Carroll and ACRPC to provide comments and for the PC to consider edits at the March 3 meeting. The PC could present to the SB at their March 8 meeting. Dave will ask to be put on agenda.

Dave should provide copies of the most up to date draft for PC. Forward copy to Jeff Keeney as well.

Review of “Report to Selectboard”-

Dave shared the edits that have been made since 2/4/2016 PC meeting. The primary change is the addition of acreage and percentage changes to the zoning districts.

Dan H. – Specific to the extension to the HDRC district Dan asked how much work would be required to provide the difference between what is currently developed and what is not. Dave will attempt for next meeting.

Letter to Senate-

PC reviewed the draft letter for support of H367. Norm moved to support, Hugh 2nds. Motion carries 6-yes and 0-no. Board members signed. Dave will send.

Scott left at 8:30 PM

Town Plan discussion-

Dave presented the 2008 survey and forum outline.

PC discussed concern about conducting surveys and forum while considering Bylaw adoption. This might be confusing. Dennis stated that he wants Brandy to facilitate the implementation of the survey and/or public input piece. PC suggests meeting with Brandy sometime in the future. Dan Harris suggests beginning work on the “energy siting” (solar, wind) piece. He felt that we don’t need much input for this part.

IV- Other

Next meeting March 3, 2016

VII- Adjournment

Norm moved to adjourn at 9:00 PM, Dan Nugent 2nds. Motion to adjourn 6- yes, 0-no.