

I - Call to Order

PC Members attending- Dennis Casey, Chair, Hugh Johnson, Jeff Keeney, Kelly Norris, and Dan Nugent

Others attending- Susan Jefferies, Dave Wetmore.

7:10 PM –Dennis called the PC meeting to order.

II- Minutes

Review of 4/21/2016 minutes- Kelly moved to approve as corrected, Hugh 2nds- approved 4-yes, 0-no, Jeff abstained

III- PC Business

Visitor Business and adjustments to agenda- No adjustments

Susan Jefferies- Susan is here for the Selectboard (SB)-

1. Delegate to Addison County Regional Planning Commission (ACRPC)- There is a vacancy that the SB would like to fill. They have currently 3 people that have expressed interest. This position is a liaison between the RPC and the Town. It's important that the individual appointed bring unbiased information and resource opportunities back to the Town. This individual would serve with Rich Warren who currently is one of two Starksboro's representatives.
2. Preparation for the SB public hearing on the Bylaws to be held 5/10/2016- This meeting will be held at Robinson School at 7:00 on the 10th. Susan expressed that the SB support and commends the Planning Commission's work to amend the Bylaws. The SB likes what they see while also recognizing that the Bylaws do impact property rights. Everyone can find something they don't like. At Dennis' recommendation Susan reread the Town Plan and acknowledged that the proposed Bylaws clearly support the Plan. The Bylaws and Town Plan work together and support each other. She also stated that the Town Plan is quite forward thinking. The SB acknowledges that only minor amendments to the Town Plan update will be required. Susan asked if the PC had looked over the FAQ's she distributed. PC supports the SB efforts to develop these FAQ's and offer the following comments.
 - Dennis suggested the current Bylaws leave to much room for interpretation by the ZA, residents and DRB. Hugh noted that there are many areas of the current Bylaws that the DRB has found to be not specific enough or contradictory/inconsistent between Zoning and Subdivision regulations. This results in inconsistent decisions by the DRB depending on the membership of the DRB.
 - Susan- asked what set of the Bylaws would the DRB prefer to review a project? Hugh, Dennis and Dan felt that the proposed Bylaws are much more preferable.
 - Susan- SB has had communication with a few residents whom suggested that the SB had not done enough to seek public input. All discussed that the 5/10 hearing would likely identify areas of residential concern and that the time period between hearing could be used to address concerns not addressed directly at the hearing.
 - Susan- expressed that the SB has discussed the procedure to adopt the Bylaws. SB and PC are elected officials and this is quite different from most Towns. Adam Lougee, director of the ACRPC is strongly discouraging the SB to adopt by putting to a public

ballot vote. The SB is concerned that residents will not take the time to be fully knowledgeable of the Bylaw amendments proposed.

- Susan and PC discussed that the major changes proposed effect less than 1% of Starksboro. SB will periodically, post FAQ's on Front Porch Forum and in Gazette.
- PC will meet to help SB setup on the 10th. Dave will record and take minutes. 50 copies of the Bylaws are being copied. Susan will pick up on Friday and leave a few copies at the Jerusalem Store and the Library. School has sound system and Andy will leave for SB use. PC will help setup beginning at 6:00 PM. Susan left at 7:45 PM
- Dan Nugent will not be able to attend 6/25 hearing.

Town Plan update-

PC discussed the extent of the update to the Town Plan. The adopted Town Plan should not need much updating as not much has changed. Public input will be sought in some form and Board asked Dave to discuss with Brandy.

Dennis- expressed that many of the policies related to natural resources has not been completed starting on page 62. Dave shared that the Plan is very comprehensive and maybe the PC should focus on prioritizing one or 2 of these policies. Perhaps some should be eliminated or at the very least prioritized. The Board reviewed the natural resource policies and felt that several had been accomplished. PC also discussed that many of these policies are very technical and require extensive research. The Plan provides support for the work performed under the policy if a grant or other financial resource became available. PC observed that the Conservation Commission (CC) would be instrumental in coordinating and/or performing these policies. PC expressed an interest in meeting with the CC in July or August to discuss further.

PC- discussed that locating (siting and screening) of renewable energy facilities are a priority. Board suggested inviting Energy Committee to assist with amendment. Dave should work with Brandy to develop public input strategies.

PC agreed to try to read the Town Plan for Tuesday public hearing.

IV- Other

Dennis stated that he had attended the last SB meeting to participate in planning public hearing for Bylaw review.

Tentatively no PC meeting on 5/19/2016.

Correspondence- Town of Fayston Town Plan update- Dave observed that the focus of the amendment is energy related. PC asked Dave to scan and forward to PC for review.

VII- Adjournment

Hugh moved to adjourn at 9:10 PM, Jeff 2nds. Motion to adjourn 5- yes, 0-no.