

**I - Call to Order**

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

Others present- Brandy Saxton, David Wetmore

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

**Visitor Business and adjustments to agenda-** none

**II- Minutes**

Kelly moved the 12/15/2016 draft minutes as corrected, Dan 2nds. Approved 4-yes, 0-no, Dan H. abstained.

**III- PC Business**

**Town Plan update planning-**

PC meets w/Brandy Saxton tonight to move forward on the town wide survey. The goal tonight is to work to draft questions and format for the survey.

Brandy- outlined the focus areas for the survey. They include;

1. Renewable energy sighting and review
2. Significant changes from 2011 Plan
3. Support for agricultural, natural resources and small scale commercial and light industrial business.

PC- discussed methods of survey distribution and that they would like to keep the neighborhood question as part of the survey. It is helpful to know what part of Town survey respondents are from. Additionally, PC agreed that knowing if respondents were residents of the mobile home parks would be helpful. The neighborhoods were identified as;

1. Starksboro Village area
  - a. Brookside MHP
2. Big Hollow/Shaker Hill area
  - a. Lazy Brook MHP
  - b. Hillside MHP
3. Rte. 116 North and South area
4. Ireland Road area
5. South Starksboro area

**Scenic views identification-** Dave raised the issue of identifying and protecting specific scenic views from renewable energy sighting. PC discussed the PSB review process related to sighting of renewable energy as outlined by Act 174, due consideration vs. substantial deference. If there are scenic views that communities do not want developed with renewable energy projects, i.e. solar, wind etc. then they need to be clearly identified in the Plan. The PC expressed reluctance to identify these areas if it would limit other types land development as well. Dave expressed that our zoning does limit overall size of land development. Unfortunately, PSB review does not give much if any weight to the Towns Zoning, meaning that projects could be developed that could be larger than the maximum outlined in the Bylaws, (3 acres). Brandy asked the PC to identify 6-8 areas of scenic interest to most residents. The survey would

include a map and ask residents to identify and prioritize 3 or 4 of these areas. She will work on significant ecological areas that also should be off limits. PC also discussed the merits of having respondents identify areas that they would like to see renewable energy projects sited.

**Distribution of survey-** Brandy acknowledged that previously the survey had been distributed primarily via the Gazette. She shared that survey monkey was another way to provide greater access to the survey. PC expressed concerned about individuals submitting multiple surveys. Brandy stated that she does not view this as much of a problem. We will know the IP address and most folks who would do this are easy to spot as they likely have specific point they wish to confer. Folks generally respond to narrative questions better with on-line surveys. On-line surveys provide a better way to ask people if they would like to participate in other planning activities. Drop boxes could be located around Town, specifically J-store, Library, and Town Office. Brandy has several available.

**Survey format-** Brandy felt that a 2 page (front and back) survey was the about the maximum for one survey. The map questions will take up one page. Dennis, Dan N. and Jeff acknowledged that they met with Dave after the last meeting and reviewed the questions from the 2009 survey. Anticipating tonight's meeting with Brandy, Dave drafted the attached questions from that exchange of thoughts and added some to boot. The questions do not follow exactly the outline from the 2008/2009 questions but it is kind of close. PC reviewed Dave's questions and provided specific comments that Brandy should take into consideration as she formats the survey. PC expressed that there is some redundancy with Dave's questions. Part 2, question #3 is a priority question and question #10 should be eliminated. Additionally, the property tax question #9 needs to be reworked or eliminated.

Brandy- expressed that she will get a draft to the PC before their next meeting on the 19<sup>th</sup>. PC and Brandy hope to have this survey out before Town meeting. Dave shared if it was to go out in the Gazette it needs to be ready to print by the middle of February. Dave suggested that due to limited space in the Gazette it may need to be sent out separately.

Brandy left at 8:10 PM.

PC discussed scenic areas as tasked by Brandy. The PC reiterated that this is being done specifically to keep large industrial sized renewable energy projects from being sited in areas most residents would consider scenic and significant. The PC identified the following view sheds.

1. Traveling west from Big Hollow Road into the Village
2. Rte. 116 looking north from Elsa Gilbertson.
3. Rte. 116 south around Dave Russell and Mitch Kelly's.
4. Rte. 17 around the J-store looking south and east.
5. Rte. 17 Stokes property looking south and east.
6. States Prison Hollow Road, Hanson farm looking north and east.
7. Mason Hill South.
8. Shaker Mtn. Road near the intersection with Ben Roberts Road.
9. Ireland Road, near Olsons.

**IV- Other**

**Next PC meeting 1/19/2017**

**V- Adjournment**

Jeff moved to adjourn at 9:00 PM, Dan 2nds. Motion to adjourn 5- yes, 0-no.