

March 19 2015

PC Members Present: Jean Vissering (Chair), Norman Hill, Julie Potter, Kim Watson, Scott Hess, Jay Stewart, Jack Pauly

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:02pm

Changes to Agenda – None

Public Comment – None

Review Draft Conservation Overlay Map

The map uses the state's definitions of wetlands and waterways; the state looks at septic systems/water quality and the town looks at other potential sources of water contamination. The PC held a discussion regarding the language, districts versus areas. The decision was made to change the title of the map to "Conservation Overlay Districts" add "District" to the legend for Wetlands Overlay District, Well-Head Protection Overlay District and High Elevation Overlay District in a separate box titled Conservation Overlay Districts.

Review Zoning Changes Related to Section 9 References; Revised Flood Hazard Map

The PC reviewed the internal references in the zoning regulations.

Section 2.1(B) – specify correct map (Flood & Erosion Hazards Map); add "see Article 9"

Section 2.2(C) – add language regarding River Corridors from Article 9

Section 3.10, first paragraph – change Special Flood Hazard Areas to regulated hazard areas

Section 5.1(A)(3) – change to Flood Hazard Areas

Section 7.2(A) – change to Flood Hazard Areas

Section 7.3(A)(3) – change to Flood Hazard Areas

Section 7.3 (B)(2) – change to Flood Hazard Areas

Section 7.6(D) – reference Article 9

Section 7.8(G)(2) – change to Flood Hazard Areas, remove Section 8

Section 8 – under Substantial Improvement, refer to Article 9; make sure that Flood Hazard Areas is consistent with Article 9

Flood & Erosion Hazards Map –

- crop out the other towns' areas/parcels
- legend – heading should be Regulated Flood Hazard Areas and change title of map to match
- NFIP Flood Risk (2012) - verify

Discuss Preparation for Hearing May 7th at Town Office Building:

- **Selectboard Decision on PC Consolidation of Amendment Proposals**
- **Document Markup**
- **PC Report on Proposed Amendments**

The SB agreed with the PC's proposal to consolidate the amendments. Ms. Potter and Mr. Hill are working on the new zoning regulation document with all changes marked up. The Chair will work on the PC report.

Report on Central Vermont Regional Planning Commission's Meeting on its Future Land Use Map (part of the CVRPC Regional Plan); Review New Draft of Future Land Use Map

The PC reviewed the new draft future land use map. Ms. Potter explained how the future land use map can be used.

Discussion on Alternate Town Representative to the CVRPC

The SB asked for a recommendation from the PC.

Motion: I move to recommend that the SB appoint Jack Pauly as the alternate Town Representative to the CVRPC. Made:

Ms. Watson, second: Mr. Hess

Vote on Motion: Passed 7-0

The Corresponding Secretary will send an e-mail to the ZA.

Discussion on Future of the Capital Improvement Committee: Standing Committee Under the Selectboard or Continuing as a Sub-Committee of the Planning Commission

The PC discussed making this committee either a standing committee under the SB or a sub-committee of the PC. The PC will let the Capital Improvement Committee talk about it at their next meeting. If it is determined to be part of the PC, it needs to be put into the Rules & Procedures.

Discussion of Future Planning and Zoning Items

The PC will invite the SB and TA/ZA to a future meeting; shoot for the April 16th meeting.

- Is zoning counter-productive?
- Village center
- Gallison Hill growth area
- Look at all zoning districts and lot sizes

Review Minutes

March 5, 2015

Motion: I move to approve minutes as amended. Made: Ms. Watson, second: Mr. Hill

Vote on Motion: Passed 7-0

ZA Report/DRB Report

Nothing new to report

Other Business

Kim McKee is leaving CVRPC for ANR

CVRPC – Sue Sinclair is retiring as Executive Director and the new Director, Bonnie Waninger, is starting soon

Motion to Adjourn. Made: Mr. Hill, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:30 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary