

June 18, 2015

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

Others Present: Kristi Flynn (Recording Secretary)

**Call to order:** 7:04pm

**Changes to Agenda** – None

**Public Comment** – The ZA noted that the town has a \$3000 grant to use for a solid waste event; the town needs to think about what to do; a couple suggestions were: 1) shredding documents, and 2) provide units (green cones) for mandatory composting.

**Discussion on Directions for Future Planning Speakers and Build-out & Growth Trend**

Topics of discussion/concerns:

- Build-out analysis may tell us what we already know for a lot of money
- The Calais study maps were very confusing, they did a suitability analysis for development
- EM must be clear about what is wanted from an analysis
- What can happen in the agricultural district; is the zone working for what is intended
- Village study was very interesting; it is on the town website
  - Review next action items
  - Worth looking at/talking with the Village Committee; may help to prioritize
- Talk of bringing back wastewater committee
  - Look at what has been done as well as new approaches
- Creating a village zone
- Decentralized wastewater system – less maintenance
  - Who will be impacted
- Properties in flux
  - Encourage businesses to come to town; investment by town in wastewater
  - There are opportunities in the village, such as the Hull property by the fire station
- PC interested in a walking tour of the village
  - History
  - Opportunities
  - Topography
  - Contact Bob Morey – very knowledgeable about the village
  - PC would like a simple parcel map of the village
- Contact Kate McCarthy, Director of Sustainability at Vermont Natural Resources Council
  - She can help with planning tools
    - Changing village zone
    - Gallison Hill growth area
    - Cluster family compound – research on ListServ
  - Willing to meet with PC on specific issues – fall timeframe
- Mixed use village zone – need professional help
  - Look at Hull & Winston properties specifically
- Sidewalk in the village
- Change size, nature of zoning districts
  - Incorporate into Town Plan
  - Critical to deal with agricultural district
- Don't lose sight of Gallison Hill area – schedule a walking tour with Peter Heitmann to get a sense of the property

Next steps:

- Contact Kate McCarthy – need focused questions
  - What are our goals?
  - Look at Village Study
- Talk to Peter Heitmann

**Report by Norman Hill on VLCT's Spring Planning and Zoning Forum**

Mr. Hill reported on the seminar he attended in Fairlee. He attended a number of presentations:

- Environmental Court
- Mandate reduction of phosphates in Lake Champlain
  - Control run-off into the lake
  - Towns are responsible for their own roads (i.e., channels)

- Implementation tips for town plans
- Town Health Officer can condemn properties under emergency situations

**Review Minutes**

June 4, 2015

**Motion: I move to approve the minutes as amended.** Made: Ms. Potter, second: Mr. Hess

**Vote on Motion:** Passed 7-0

**ZA Report**

7 new permits since last meeting

**DRB Report**

- Packard won their appeal to Environmental Court – the town merged their two lots on Pine Ridge Road, but court decided they have two buildable lots

**Motion to Adjourn.** Made: Mr. Hess, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:55 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*