

April 4, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Scott Hess, Zach Sullivan, Sui Tip Lam, Mark Lane, Jack Pauly, Jay Stewart

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton, Clarice Cutler

**Call to order:** 7:01pm

**Changes to Agenda** – None

**Public Comment** – None

**Re- Adoption of Planning Commission Rules of Procedure and Ethics**

**Motion: I move to re-adopt the Planning Commission Rules of Procedures and Ethics as presented.** Made: Mr. Hess, second Ms. Vissering

**Vote on Motion:** Passed 8-0

**Election of PC Chair, Vice Chair and Corresponding Secretary**

Chair – Mr. Hess nominated Ms. Potter for PC Chair; passed unanimously

Vice Chair – Ms. Vissering nominated Ms. Watson for Vice Chair; passed unanimously

Corresponding Secretary – Mr. Hess nominated Ms. Lam for Corresponding Secretary; passed unanimously

**Zoning Update: Continued Discussion of Draft Zoning with Brandy Saxton, PlaceSense**

The PC reviewed the draft language and maps for Version 4 and 5 that will be brought to the public forum.

- Discussion of using acreage versus square footage for lot size; generally refers to lots less than one acre
  - PC decides to use acreage instead of square footage because that is what people are used to

Version 4

- Res2 – Uses
  - Not many non-residential uses are permitted or conditional uses
- Bus2 – Uses
  - Include Bragg Farm, Morse Farm, Plainfield Hardware, etc.
- Bus3 – Uses
  - No residential uses, more industrial/commercial uses
  - Light industry is permitted, heavy industry is conditional
- RL2 – Uses
  - No difference between Version 4 and 5
  - Some commercial uses were removed when Bus3 was created
- RL5
  - Density – lot size is 2 acres, 1 dwelling per 5 acres
  - This may mitigate some increased density concerns
  - This district is more tipped toward protecting working lands where RL3 is more tipped toward residential uses
  - Ms. Saxton will show current zoning on proposed zoning maps
- RL10
  - Density – lot size is 2 acres, 1 dwelling per 10 acres
  - Purpose is to protect working lands and forest blocks, residential is not the primary purpose

Version 5

- RL2 – same as Version 4
  - RL3
    - Density – lot size is 3 acres, 1 dwelling per 3 acres
    - Uses – consider conditional uses such as sawmill and extraction, same as RL5 in Version 4
  - RL10
    - Density – lot size is 1 acre, 1 dwelling per 10 acres
    - Encourages more open land
    - Uses – same as Version 4
- The Chair would like to see the total current and proposed acreage in each district; it is important to see how much is conserved and how much development is possible in each area in town.
  - The public forum is scheduled for May 2 at the Fire Station

- Review Presentation Outline
  - Ms. Saxton will introduce each topic, taking about 10 minutes with the remaining time left for questions
  - There will be handouts with the maps
  - Refer to future land use map from the Town Plan to show what PC had in mind for the zoning changes
  - Ms. Saxton will create presentation slides and review with the Chair
  - Village – reason for creating more commercial/density, enhancing a traditional village core
  - Commercial/Industrial – some states on current versus proposed acreage
  - Rural Areas – spend more time here, ask for a sense of what options people want
  - Maybe have a short survey at the end or put a dot on the preferred map
  - Follow-up meeting – have open house style to answer individual property questions
  - Wrap-up – must move forward with one of the options, make the decision at the May 16 PC meeting
    - Push out a draft to solicit feedback, can be the draft submitted for the grant
    - PC will plan three focused meeting by the beginning of July
    - Plan for first meeting in June for public feedback, probably 6/6 and 6/20, and possibly one other meeting
    - This will allow for more time to focus on the details; integrate development standards into discussions
- Getting the word out
  - Chair drafted a short note for the SignPost; PC approve the draft
  - Post on Front Porch Forum multiple times
  - Blurb on town website home page

### Updates

- Hazard Mitigation Plan – the committee has met and is now discussing the top priorities in town, the next meeting will be at the 4/22 SB meeting
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the committee held it's kick-off meeting, inviting the Calais Chair to the meeting (Calais is planning a town-wide inventory); the next meeting is the end of April, where they will decide on areas to inventory, public training and outreach
- Old LaPerle Farm Property Committee – no update; volunteers will be needed to help with the riparian buffer planting

### Other Business

See the opinion piece provided by Ms. Watson regarding young people moving out of the state.

### ZA Report

Two new permits

### DRB Report

Next meeting is scheduled for April 9 – two hearings (Coburn and Laquerre); the new appointed DRB member is Steve Justis.

### Review Minutes

March 21, 2019

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

**Vote on Motion:** Passed 8-0

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:15p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*