

March 18, 2021

PC Members Present: Julie Potter (Chair), Zach Sullivan, Clarice Cutler, Scott Hess, Siu Tip Lam, Mark Lane, Gianna Petito, Richard Hall, Kim Watson

Others Present: Kristi Flynn (Recording Secretary), Jean Vissering, Laureen Gauthier, Chuck Hertz, Ron Koss, Andi Colnes

Call to Order: 7:03pm

Roll Call Attendance

The Chair took roll call attendance; the PC members noted above were present.

Statement Regarding Remote Public Meeting

The Chair noted that as a public body, the PC must still follow open meeting laws. Vermont is allowing remote meeting. The Chair read the recommended statement from VLCT regarding meeting remotely.

Changes to Agenda: None

Public Comment: None

Discussion Cell Tower and Scenic Resources Updates to Town Plan

The Chair noted that the omission of leaving the Sanders Circle/Jacobs Road/Horn of the Moon area off the table in the Town Plan was an inadvertent oversight that can be pointed to since it was included on the map. It was found on an earlier draft of the TP. Mr. Koss noted that part of the view is the Mad River area, which can be seen from Sanders Circle. Ms. Vissering noted that the PC looked at sections of roads that have the best unobstructed views when choosing the areas for scenic resources. Ms. Colnes would like to change the language of distant views to substantial views, alluding to the value of views to the town. The Chair stated that the PC will look at the language in the TP, which does mention other items besides distant regarding views. Ms. Vissering noted that the table items tie back to language in the text.

Mr. Lane feels that the cell tower wouldn't have obstructed the new to the west and Ms. Colnes stated that the tower would have been visible from all areas. The Chair will check to make sure that everything on the map is included on the table. Ms. Petito wondered if how a scenic area is described is effective in excluding anything; Ms. Watson feels that all areas are well-described in the regulations. The Chair noted that the PUC pays attention to the TP but can say a project is for the public good and approve it anyway. Ms. Vissering stated that the PUC looks for a clear community standard with systemic ways to evaluate scenic views. The PC has no regulatory role, depends on many factors of a particular project.

Mr. Sullivan led a review of the TP update process. He pulled out specific parts of other town plans, but it wasn't possible to use all the ideas as some of them conflicted. Ms. Colnes asked the PC to consider including proximity to buildings and residences. It was noted that proximity to dwellings in the regulations is based on where the tower will fall. The PC is not allowed to weigh in on health issues. Mr. Hall mentioned that silos are not a great plan for cell towers going forward because silos are coming down across the state. Mr. Hess would like to call out trails and bodies of water and look at the environmental impact of the areas. Ms. Petito mentioned having co-location on town land as an option; it is not clear that the town has any useful land but it might make sense in the future as something to explore. Mr. Sullivan has agreed to draft some language for the amendment.

Discuss Village Zoning

The PC suggested talking to the Brown's regarding zoning, but the Chair and the ZA had a long conversation regarding the appropriateness. It might be perceived as spot zoning so the Chair did not reach out to the landowners and reviewed information from the public record instead. The PC decided to push the line back 400' off Quaker Road in the Mixed Use district. The PC also agreed to include a straight line on Kelton Road in Village Residential district; the line used to follow a stream. The PC agreed to the Mobile Home Park language drafted by Ms. Cutler.

Section 3.11 – Parking

The PC reviewed some draft language which includes some pieces from Ms. Saxton's draft. The maximum required is twice the minimum unless an applicant provides a professionally-prepared parking study. The changes to Table 3.1 were reviewed. Ms. Lam noted the inconsistency between the district and the zone; reference subsection F not E. The draft language reduces the minimum parking requirements, while putting in a maximum. The PC members agree with reducing parking areas in the Village; is there interest in encouraging shared parking? Ms. Cutler suggested adding some language about stormwater protection in the purpose to go a bit further. The Chair will revise A(2) and bring back another draft.

Review rbTechnologies Net-Metered Solar Array Application

The application is not complete so the 30-day comment window will not open until the PUC deems the application complete. The applicants are proposing screening trees along Carleton Boulevard. Does the PC want to get involved in the process? Options are to 1) not engage, 2) submit public comments or 3) file to be an intervener. The PC must file to be an intervener within the 30-day window, cannot file later if things change. The PC can't participate if they don't file to be an intervener but don't have to be involved or object to the project. The PC is comfortable with not being involved but should think about any conditions to add. The only

screening coming into the village is the Hangar Building and the Chair would like to see something planted on that side of the project. A couple other conditions might be guaranteeing the plantings will be maintained and having a decommissioning plan for end-of-life. It was suggested to request salt-tolerant plantings. The PC will wait for the complete application and decide on the option going forward at that time.

Review Rules of Procedure

The Rules of Procedure will be adopted at the April 1 meeting. It was suggested to include remote meeting options under Open Meeting Laws. A discussion ensued on making the last sentence of Section 2.3 as its own subject; make it Section 1.5 – Annual Review.

Review Procedures for Election of Officers

The Chair will ask for nominations, hopefully checking with the person ahead of time. There will be a roll call vote for contested positions. Once the Chair is elected, they will take over the meeting from that point.

Updates

- Capital Improvement Committee – haven't met yet but should be the same members: Gene Troia, Don Welch, Ed Deegan, Kim Watson, John Jewett
- Energy Committee – no update
- Resilient Roads Committee – Mr. Lane reported that the committee is looking for places to plant trees in town, the Cemetery Committee does not want them; Ms. Petito suggested offering to residents for free if they promise to maintain them; Mr. Hall noted that some maple trees were lost along Lyle Young Road, would be a good place for replacements
- Central Vermont Regional Planning Commission – the last meeting was a presentation from the Vermont Urban & Forest Council; they are getting groups together to work on common goals

ZA Report

- Five new permits

DRB Report

- The next meeting is on April 6 – dealing with a restaurant/retail market in the village, where Video Box used to be, and a sketch plan for 8 homes on the Old LaPerle Farm property

Review Minutes

March 4, 2021

Motion: I move to approve the minutes as written. Made: Mr. Hess, second: Mr. Lane

Vote on Motion: Passed 9-0

Training/Education

- National Resources Inventories webinar – 3/19 from 11am-noon (free)
- Planning and Zoning Roundtable – 3/31 from 6-7:30pm (free)
- Town Officer Education Conference – 4/12, 4/13 & 4/15 – must register (free)

Motion to Adjourn. Made: Mr. Lane, second: Ms. Petito. Passed unanimously. Meeting adjourned at 9:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary