

October 21, 2021

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary)

**Call to Order:** 7:04pm

**Changes to Agenda:** Update on board vacancy; other town plan updates

**Public Comment:** None

**Discuss Zoning Update: Setbacks for non-conforming uses, waivers and variances**

The PC reviewed the updated draft language. The members agreed that the notwithstanding clause is okay as revised.

**Setback Waiver**

- The waiver could help the DRB when they want to do the right thing
- B3 – change to ‘less than 15 feet’
- The PC discussed having the structure so close to the road; don’t want a structure in the ROW but need to allow flexibility
  - Some projects may require acquiring more land for the ROW in the future
- Preference poll on minimum front setback – set minimum at 10’ – 1; set at 0’ – 5; unsure – 2

**Variances**

- B5 – remove ‘municipal’ before ‘plan’; this is supposed to line up with the state statute language
- PC is okay with the draft language

**Discuss Zoning Update: Certificates of Compliance**

- ERAF = Emergency Relief & Assistance Fund; refers to federal assistance at the town level
  - Town is currently at 17.5% level because of the adopted mitigation measures
- The town needs to keep the certificate of compliance for the flood hazard areas to maintain that 17.5% level
- The PC discussed the following questions:
  - Do we want to change the language in Article 9?
    - The existing chapter complies with ERAF; if we make any changes, the plan must go through another review
    - Article 9 refers to Section 7.4 (Certificate of Compliance) and we cannot get rid of it in the flood hazard area
    - PC agrees that Article 9 should stay as is
  - Should we eliminate Section 7.4?
    - PC agrees that this section should stay because no changes should be made to Article 9
  - Should Certificates of Compliance only apply to the flood hazard areas?
    - The certificate is an attestation that the landowner followed the regulations and conditions of the permit
    - The Chair would like to see this process tightened up in the future
    - If this change is made, it would have to be removed in other tables in the regulations
  - Preference poll – all districts – 1; only flood hazard – 6; unsure – 1
  - Ms. Potter can go ahead with the changes discussed at this meeting.

**Review Zoning Updates: Draft Village Maps - tabled**

**Review Zoning Updates: Article 3 - tabled**

**Updates**

- Capital Improvement Committee – meeting on 11/2 at 6pm
- Energy Committee – no update
- Resilient Roads Committee – looking into funding for more projects
- Central Vermont Regional Planning Commission – last meeting was dedicated to LetsGrowKids, with a presentation about the lack of childcare in our state
- Town Plan Amendments – Middlesex has a hearing scheduled for Thursday at 6pm; Worcester’s plan was last updated in 2007 so they are doing a full update

**ZA Report**

- 3 new permits

**DRB Report**

- Next meeting has been cancelled

**Review Minutes**

October 7, 2021

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

**Vote on Motion:** Passed 7-0-1 (Watson abstained)

**Other Business**

The PC thanked Ms. Lam for her service and dedication to the board as this is her last meeting.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*