

December 2, 2021

PC Members Present: Zach Sullivan (Chair), Julie Potter, Clarice Cutler, Mark Lane, Spencer Hardy, Gianna Petito, Kim Watson

Others Present: Kristi Flynn (Recording Secretary)

**Call to Order:** 7:05pm

**Changes to Agenda:** None

**Public Comment:** None

**Discuss CVRPC comments on proposed town plan**

The Chair reported that the comments were generally good. There were some comments around whether the PC wanted to change some sections that weren't revised. The PC discussed the recommendations made by Clare Rock and agreed by consensus to incorporate the changes. The Chair will make the changes; no red flags were raised by CVRPC.

**Review Zoning Updates**

Article 7

- Section 7.4 Compliance Certificates
  - Make the change that this only applies to development in the Flood Hazard Areas
- Section 7.6 Variances
  - B5 – removed 'municipal' before 'plan'
- PC agrees with changes as proposed

Article 8 Definitions

- Accepted Management Practices (AMP) – added this and deleted Accepted Agricultural Practices (AAP)
- Boarding House – added; allowable uses in village zones
- Ms. Potter drafted a simple definition; use as a placeholder for the future
- Discussion of difference between a boarding house and a Bed & Breakfast
- Building Envelope – revised language to clarify that parking is allowed outside the envelope
- Corporate/Franchise Architecture – new definition regarding architecture trademarked/identified as a chain
- Dwelling/Accessory – follows state statute
- Dwelling/Two-family – new definition but was in the 2009 plan
- Farm Structure – changed AAP to Required Agricultural Practices (RAP); research what the state defines as a farm
- Light Industry – corrected typo
- Mobile Home Park – changed reference from Section 4.11 to 4.12
- Planned Unit Development – deleted PRD; merging residential/commercial development
- Required Agricultural Practices – new definition; formerly known as Accepted Agricultural Practices (AAP)
- Transit Shelter – new definition to go with Article 2 tables; refers to small bus shelters

Article 9 – Flood Hazard

- Make minor changes to references and typos
- Section 9.5D – typo
- Section 9.5E – changed RAP from AAP

Ms. Potter will make all changes for the next meeting, hoping to also have an updated map to review. The required report for the zoning amendments is drafted and will be available at the next meeting. The document will show track changes from the original document to the proposed changes.

**Discuss process for zoning and town plan amendment hearings**

The PC needs to draft a report on the changes. PC will hold one hearing on each proposal: zoning and Town Plan; the SB must hold two hearings on each. The warning period is 15 days for zoning, 30 days for the Town Plan. The PC discussed having the zoning hearing in January and the Town Plan hearing in February. Set the timeline at the next meeting. Ms. Potter noted that if the PC wants her help with the zoning changes, the hearing should be in January as she leaves the board at the end of February. The Chair feels more comfortable leading the hearings on the Town Plan changes.

**Updates**

- Capital Improvement Committee –submitted final FY2023 budget to SB; discussed some potential purchases in 2022, a fire truck and the potential for purchasing the village water system. Please note there is a process for adding items to the CIC budget which the SB and Fire Department need to follow; current Treasurer willing to stay on the CIC to help a new Treasurer get acclimated
- Energy Committee – no update

- Resilient Roads Committee – meeting today; seeking grant for tree cutting on Sparrow Farm/North Street; looking at shade trees along roads that are in designated town ROWs
- Central Vermont Regional Planning Commission – no update

**ZA Report**

- 1 new permit since last meeting

**DRB Report**

- Next meeting on Tuesday: Casella annual review; Bennett/Hangar Building; continuation of R&J/Demers hearing

**Review Minutes**

November 16, 2021

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

**Vote on Motion:** Passed 6-0-1 (Petito abstained)

**Other Business**

The Chair attended the public hearing on Worcester's Town Plan. There was not a lot of controversy but Worcester hasn't had an adopted Town Plan in a while. They have a Scenic Resources section but nothing on cell towers.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*