

December 16, 2021

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

Others Present: Kristi Flynn (Recording Secretary)

**Call to Order:** 7:02pm

**Changes to Agenda:** None

**Public Comment:** None

**Recognize deviation from traditional Planning Commission holiday party tradition; discuss potential alternatives pending changed pandemic status**

The Chair wanted to recognize the deviation from the regular holiday party. With half the PC remote and the other half in person with masks made it difficult. The PC hopes to plan a get together, preferably outside in the future. Ms. Watson suggested having something when Ms. Potter leaves the commission and new members join.

**Discuss March 2022 Municipal Elections**

Mr. Sullivan, Ms. Watson and Mr. Hardy are up for election this year. They each need to have a petition with 25+ signatures. The petition is due back to the Town Clerk in late January. There will still be one open seat if anyone knows someone who might be interested.

**Review Zoning Updates**

**Zoning Amendment Report**

- Ms. Potter presented the draft report. The change report is required by state statute and goes to the SB with the proposed changes. It was suggested that the following be added: 'copies of this document can be found on the town website.' The official warning will have the hearing dates and times.

**Definitions**

- Ms. Potter reviewed the statute references regarding farms versus agriculture/farming
- Lot Coverage/Impervious Surface – tried to keep it simple
- RAP – taken from state agriculture documents
- Ms. Petito suggested including 'current' RAPs; PC discussed 'as defined in RAPs'
- Farming definition comes from another statute, not RAP
- 'At time of adoption' – add to the beginning of Farm, Farm Structure and Farming

**Complete Proposed Land Use Regulations**

- Page 3 – include reference that Certificate of Compliance only applied to parcels in Flood Hazard Areas; PC agrees by consensus

Article 1 – okay

**Article 2**

- Typo in the tables – max lot coverage – change 'or lot' to 'of lot'
- Table 2.9 Conservation Overlay – for wetlands, refer to the DEC Wetlands Program website with no link

**Article 3**

- Page 29 – in B5, Forestry shouldn't be capitalized; include 'for' before 'forestry'
- Change Secretary of Agriculture, Food and Markets

Article 4 – okay

Article 5 – okay

Article 6 – okay

Article 7 – okay

Article 8 – okay with proposed new definitions

**Article 9**

- PC discussed changing the table that refers to agriculture being exempt
- PC agreed to leave Article 9 as written

**Maps**

- Draft Zoning Map
- Typos and colors were corrected
- This is the 1<sup>st</sup> map in the zoning regulations
- PC okay as presented
- Draft Village Zoning Districts

- PC discussed whether it should be included in the zoning regulations; it is needed for the hearings
- Conservation Overlay, Flood Hazard Area, River Corridor – no changes proposed

**Motion: I move to approve the draft LUDR amendments with proposed changes as discussed tonight as the public hearing draft along with the draft change report.** Made: Ms. Potter, second: Ms. Watson

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

Ms. Potter let the comments in the document instead of moving them all to the end for ease of reading. She will draft a PowerPoint presentation for the public hearing and hopes to have it by the next meeting.

### **Finalize Zoning Update Hearing Schedule**

The PC discussed pushing the first hearing back to the first meeting in February, which would be 2/3. The ZA is on vacation until January; the SB should have an opportunity to review. The PC can discuss how and where to hold the hearing and will encourage people to attend remotely, with an in-person possibly at the fire station or EMES to be more socially-distanced.

### **Town Plan Amendment Report**

The PC reviewed the report drafted by the Chair. The PC felt it was good but needs an ending. It was suggested to consider striking reference to preferred sites on page 2; it was decided to keep the language as is. It was suggested to strike the last sentence of paragraph 2 and change ‘shows’ to ‘describes’ in the first sentence. The Chair will also include a short paragraph on the goals and actions in Chapter 11. It was suggested that the second sentence of the second paragraph be re-worded to clarify designations, as well as re-organizing the first sentence of paragraph 3 on page 2.

### **Updates**

- Capital Improvement Committee –no update
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission – Ms. Cutler reported there was a primer on ARPA funds and what they can be used for; a presentation of Capital Improvement planning, which the town is already doing; and planning for a VT Comprehensive Energy Plan; Ms. Cutler would like to step back as the main representative if anyone knows of someone with interest

### **ZA Report**

- No update

### **DRB Report**

- Approve Demers expansion in Flood Hazard Area after the paperwork was filed
- Approved boundary adjustment for Rubin Bennett
- Heard Casella’s annual review

### **Review Minutes**

December 2, 2021

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

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

### **Other Business**

- The Chair noted that the PC needs to discuss the next topics they want to work on. The Energy Plan should be a big priority, as the Energy Committee is not active. The Plan has to be part of the Town Plan and the responsibility lies with the PC.
- Ms. Watson noted that it is important to have a map of the town that shows the conserved land in the residential areas, with a realistic projection of what lands are owned and used by farmers; she is working on a map showing this.
- The Town Plan must be worked on with the PC generally starting work on the amendments about three years in advance.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*