

March 3, 2022

PC Members Present: Zach Sullivan (Chair), Richard Hall, Clarice Cutler, Mark Lane, Kim Watson, Spencer Hardy, Gianna Petito, Lauren Oates

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:06pm

Changes to Agenda: None

Public Comment: None

Welcome New Members and Introductions

The Chair and the PC welcomed the new PC member, Lauren Oates. The PC members introduced themselves.

Discuss Comments from Zoning Hearing

The PC discussed the comments received at the zoning hearing. Jeff Cueto sent concerns regarding the notwithstanding language; the PC changed the language for those properties that are less than three acres. The PC discussed adding this language to larger lots, particularly ones where the house is close to the road. The lot size isn't the only restriction for where to put a residence. The DRB often grants waivers for shed and other small accessory structures. Mr. Cueto was also concerned with what is being allowed for waivers. The Chair noted that the DRB still has the ability to decide that the waiver doesn't make sense. Mr. Cueto asked about the definition of living area; the Chair noted that some words were dropped in the language, though living area does not have an official definition. Ms. Cutler reviewed a court decision provided by the ZA to come up with the start of a definition; the PC discussed the draft language, including whether unfinished basements should be included. The PC discussed heated areas and mudrooms and three-season porches. The town listers consider any space that is insulated as living space; it was suggested to see what the listers use as a definition. It was suggested to add "insulated" to the definition. The PC decided by consensus to keep the definition as drafted, adding the word "insulated."

Motion: I move to send the current version of the amended zoning regulations to the SB. Made: Ms. Watson, second: Ms. Cutler

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

Discuss Town Plan Amendments and Finalize Hearing Materials

The Chair asked if anyone has additional comments or changes to the Town Plan amendments as presented. Ms. Cutler asked if the language regarding a transmitter in town is still accurate; the process is apparently very slow. The language should be changed to the transmitter being installed on a farm in town in 2022. The acknowledgments section can be updated, including adding Ms. Potter. The PC decided to leave the acknowledgements page as is until the next update. The PC discussed having the hearing at the first regular meeting in May 2022. It is hoped that the hearing could be held at the Fire Station.

Motion: I move to schedule the Town Plan amendment for May 5, 2022. Made: Ms. Watson, second: Ms. Cutler

Vote on Motion: Passed 8-0

Discuss Energy Plan

The PC reviewed the grid and what is already included in the Town Plan, such as Transportation. For the pieces that are not included, the PC discussed plans for moving forward. The best way might be for members to take topics and bring them back to the board. It had been decided at a prior meeting to incorporate the Energy Plan into the Town Plan. The Energy Plan will include an appendix in the back of the Town Plan that references certain appropriate sections. The idea of reviewing other town's plans to see what we can use was discussed. The Park N Ride and how many cars it is really getting off the road was discussed; might be good to see what other towns have done; Ms. Watson volunteered to take a look. The town doesn't specifically promote the Park N Ride. Ms. Cutler will look at Section 10. Some of the areas to be updated might need some guidance from the CVRPC. Regarding renewable energy, most plans doesn't go into too much detail on where energy projects should be located. If you want the ability to decide where solar projects can go, you must show that there is enough space in town for these types of projects. It was suggested to have the CVRPC help figure out the best way to move forward. Look at how other towns are dealing with preferred locations and how to identify them. Ms. Petito and Ms. Cutler will start looking at some of the plans.

Summary of actions: Ms. Watson will look at Chapters 6 and 7, comparing to other plans; Ms. Petito and Ms. Cutler will look at other plans regarding Chapter 9, concerning policy and maximizing potential.

Updates

- Capital Improvement Committee –no update
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission – meeting next week

ZA Report

- Two new permits

DRB Report

- Had a meeting on Tuesday:
 - Sketch plan review of development on Wheeler Road for energy efficient housing – on Sanfacon property with some complicated history; the trailers will be removed for the development – area was looked at for a growth area in the past
 - Boundary adjustment approval for the Phillips on Route 2
 - Approved shed for Humane Society

Review Minutes

February 17, 2022 – tabled to next meeting

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:31p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary