

ORIGINAL

PC Members: Benjamin (Benj) Putnam, V.Chair, Francie Caccavo, Bev Landon, Dan Monger and Pat Palmer
Others: Doug Tolles (8:25PM) **PC Staff:** Dave Wetmore

~~Rob~~ ^{Benj} called the meeting to order at 7:00 PM. Dave Wetmore took minutes. The agenda was posted.

I. Adjustments to Agenda/Visitor:

1. **Adjustments-** none
2. **Visitors' Business:** none

II. PC BUSINESS

1. **Town Plan update-** The PC met with the Selectboard on January 17, 2017. PC member^S expressed their concerns and suggested edits to the 12/19/2016 draft. Minutes of the 1/17/2017 meeting, outline what changes were accepted by the SB and are now reflected in the Town Plan draft dated 1/17/2017. Based on the draft 1/17/2017 Town Plan, Benj drafted for PC review the required report pursuant to 24 V.S.A. §4385(b). PC reviewed the Report.

Beverly- noted that the Report is complete and covers everything very well.

Francie- raised concern that some of the changes agreed to by the SB are not reflected in the 1/17/2017 draft Town Plan. She noted specifically page 77, that it had been agreed to remove the reference to scenic views "designated by the SB". Benj stated that the PC should let SB know this edit did not make it into the 1/17/2017 draft.

PC- reviewed the minutes of 1/17/2017 and changes that were accepted by SB.

Beverly- noted errors to Report on page 2. Benj agreed.

Francie moved to approve the draft Report with Bev's edits to page 2 with the note regarding the page 77 discussion noted above. Beverly 2nds. Report approved 4-yes, 0-no, Dan abstained. Dave will make corrections to page 2 and PC will sign tonight.

2. **Bylaw Updates-** PC reviewed zoning draft dated 8/23/2016 for progress to date
 - a. **Site Plan review-** Seems complete as drafted.
 - b. **Signage-** Clearly signage needs to be more visible in the HC district. Signs regulations need to apply to all districts and appropriate to the district. Signage is in chapter 330 "Site Design and Engineering". Need to make sure signs are addressed for the RA and outlying districts.
 - c. **Value Added Farm and Forest Business use-** needs to be located with the Home Occupations and Home Businesses. Beverly asked about the attached "Working Land Business" regulation proposed by the VT Agency of Agriculture. Dave expressed that this is the Agencies attempt to provide statute language to allow expanded agricultural business uses on farm. This is only draft and has not been approved by the Legislature.

Beverly- asked how would an applicant know what they need to do to comply with the Towns zoning? First step should begin with a meeting with the ZA. Dave noted that he has some outlines to help applicants through the process. The process will be slightly different for each applicant as no two projects are exactly the same. Dave will work on resources to help businesses interested in siting in Town.

- d. **Inspection/Certificate of Occupancy-** Dave shared a draft of this section. His goal is to reduce the need for CO's for accessory type structures. Benj. agreed
- e. **Non-conformities-** Dave expressed that this section needs work. Additionally he is suggesting that the ZA be allowed to issue administratively permits for some projects that do not "increase the degree of non-compliance" as that term is to be defined. PC suggested that he work with Brandy to suggest draft language for PC review.
- f. **Boundary Line Adjustments and Lot Mergers-** Dave is suggesting that the ZA be allowed to

administratively approve BLA and mergers. This would be an amendment to the SD regulations and not Zoning. PC discussed that at one time they had interest in combining the SD and Zoning Regulations into a Unified Bylaw. This could reduce redundancy and ensure that land development comply with common review standards, i.e. driveway and access standard, lighting, etc. PC agreed to work toward a unified bylaw.

- g. **Accessory Dwellings-** Dave suggests expanding the size of allowable accessory dwellings, providing they remain only 1 bedroom. Why penalize folks because their home is small. Benj agreed. PC suggested that Dave work with Brandy to suggest draft language for PC review.
- h. **Francie-** reminded PC to review sign regulations for discussion next meeting.

3. **PC Clerk-** no action.

4. **PC member vacancy-** still down 1 member.

5. **Energy Updates**

- a. No action

6. **Doug Tolles-** SB member attends at 8:25 PM- PC brought to Doug's attention that the change on page 77 of the Town Plan was not made. Doug agreed this is an error and will see what can be done.

III. REVIEW OF MINUTES

- 1. 12/12/2016- Francie moved as presented, Pat 2nds. Approved 5-yes, 0-no
- 2. 1/9/2017- Dan moved as presented, Beverly 2nds. Approved 5-yes, 0-no

IV. CORRESPONDENCE-

- No new correspondence. See January 9, 2017

V. OTHER - NEXT MEETING- March 13, 2017

VI. **ADJOURNMENT-** Beverly moved to adjourn at 8:35 PM, Pat 2nds. Approved, 5 yes, 0 no.

Approved on: _____

Rob Litch


Francie Caccavo

Beverly Landon

Dan Monger

Pat Palmer


Benj Putnam