

**PC Members:** Rob Litch, Chair, Benjamin (Benj) Putnam, V.Chair, Francie Caccavo, Bev Landon, and Pat Palmer

**Others:** John Madden, Susan Smiley, Sam and Maura Lester      **PC Staff:** Dave Wetmore

Rob 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:** John Madden- presented for PC review, his version of a town plan with letter dated 4/10/2017 and information related to sign statutes.

**II. PC BUSINESS**

**1. Bylaw Updates-**

- a. **Farm business standards-** Susan, Sam and Maura are present to offer comments on the farm business draft. Susan expressed that she felt this section speaks to the needs of farm enterprises. It's permissive enough to offer farmers broader opportunities while seeking to respect neighboring residential properties.

John- continued to express concern whether this is legal. It is basically changing an agricultural use to a commercial use.

Francie- expressed that this may not be appropriate in the Industrial district. PC discussion concludes that this is a conditional use in each district and reviewed by DRB. The motivation is to allow farmers to expand use/opportunity for their agricultural business, i.e. weddings, farm to plate, etc.

Sam and Maura- expressed that this is a slippery slope. What would prevent a farm business from bringing in products that have no connection to the farm business. They bring in product that they typically can't grow here i.e. peaches. However, what about pineapples and other products that are not typically found or grown in VT, or becomes a Dakin Farm where only a minor portion of the products are grown/produced on the farm.

Bev- stated that she did not feel that the standard should be to restrictive.

Benj- reminded that these farm operations may still be required to comply with State permits, i.e. wastewater, Act 250, Department of Health, etc.

PC- agreed that we need to tighten up the standard. Focus should be on limiting scale and intensity. Francie suggested reviewing the State committees work again.

**Action required-** Benj and Francie will work on this for next meeting. Maybe a purpose statement would help clarify what is intended. Similar to Woods Market in Brandon.

Bylaw Updates continued- PC discussed how to move forward. Most felt that they should package up what they have drafted and get the adoption process started. That would include;

- a. Amendments to the HC district,
- b. Signs, PC also agreed to add back the section related to signs in the "Rural Districts" (formerly referred to as 334.C). Also HC signs should also apply to NC and IN districts.
- c. Farm business,
- d. Co/inspections,
- e. BLA,
- f. Abandonment and discontinuance (3 years),
- g. Exterior lighting standards and

h. Finally creating a unified document of the zoning and subdivision regulations.

**Action required-** PC asked Dave to reach out to Brandy and ask her to commit to making the changes and amendments. PC formerly asks that Brandy respond and provide an outline of when this work could be completed. The PC has a budget of \$6500 for 2017.

2. **Town Plan update-** ACRPC will conduct their public hearing review of the Town Plan at the PC's May 8, 2017. PC asked if we need to comply with addition public notice requirements beyond the normal?  
**Action required-** Dave will check with ACRPC.

3. **Energy Updates-** Gas is flowing as of yesterday. There was an article about the VT Green Line in the Addison Independent last week.

4. **PC Clerk-** PC asked Dave to re-publish clerk position in newsletter and FPF.

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

**III. REVIEW OF MINUTES**

1. 2/13/2017- Benj moved to approve as corrected, 2<sup>nd</sup> by Beverly. Approved 4-yes, 0-no. Rob abstained
2. 3/13/2017- Quorum not present for approval. Review and approve next meeting

**IV. CORRESPONDENCE-**

- Farm bill that limits zoning on accessory on-farm businesses
- Discharge Permit public notice, point source discharges of chemical pesticides

**V. OTHER - NEXT MEETING- May 8th, 2017-** Francie will not be in attendance.

**Agenda-** ACRPC hearing on Town Plan


**Bylaws-** Revised Farm/forestry business, FHD revisions, exterior lighting, non-conformities and waivers.

**VI. ADJOURNMENT-** Pat moved to adjourn at 9:00, Beverly 2nds. Approved, 5 yes, 0 no.

Approved on: 5/8/2017

  
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Rob Litch

  
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Francie Caccavo

  
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Beverly Landon

  
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Benj Putnam

  
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Pat Palmer