

Planning Commission - Draft Meeting Minutes

September 17, 2015

In attendance: Chuck Marian, Frank Kampf, Gary Gulka

Public present: Amy Hornblas

1. Review Agenda

No changes made

2. Public Comment

None

3. Approve Meeting Minutes

The draft minutes of August 6 were approved with on typographical correction: capitalize "Frank"

4. Review of Draft Regulations - Subdivision Standards, Bylaw Structure, Telecommunications, Other

The draft regulations dated September 17, 2015 were reviewed.

Section 113(A)(16) General Exemptions: Strike "within the Rural District." This changes the section to mean that seasonal roadside stands meeting the criteria are allowed in all zoning districts.

Section 114(A)(1) Residential Exemptions: add "swing sets" and "play structures" as other examples of residential exemptions

Section 116 Structures Without a Foundation: This section should be moved out of Chapter 110 Exemptions to these regulations, since it does not refer to an exemption. Consider moving to Section 103.

Section 119 Community Facilities and Essential Services: Reword this section as follows to be consistent with other sections in this chapter: "A zoning permit is not required for a community facility or essential service that is entirely within the right-of-way of a public road."

Sections 225(A),(B) and (C); Sections 235 (A), (B), and (C); Section 244(A), (B), and (C); Section 255(A), (B), and (C);, Section 265(A), (B), and (C); Section 275 (A), (B), and (C); Section 275(A), (B), and (C) and Section 284(A), (B), and (C) Various Zoning Districts: Correct typographical errors in each of these by referring to the appropriate zoning district. Note that they all refer to "Village Center District."

Sections 215, 225, 235, 244, 255, 265, 275, and 284 Permitted Uses in Various Zoning Districts: Whenever Agriculture and Forestry appear as a permitted use, follow each this parenthetical language: "(when not exempted under Section 117)"

Chapter 310: Flood and Erosion Hazard Area Overlay District

It was discussed as to whether this should remain in the draft zoning or remain as an ordinance adopted by the Select Board. No action was taken to change the current draft. There was some discussion that this Chapter could be warned for a public vote as separate from other provisions of the zoning.

Section 431 and Figure 11 Riparian Buffers: Remove these from the draft. This section may be difficult to administer, and some buffers are already required under state regulation.

Section 446 Rural Enterprises: Some discussion as to whether Section 446 should remain or be eliminated, but to action was taken.

Chapters 460, 470, 527 and 528 Subdivision of Land: There was consensus that the way in which the standards, application requirements, review criteria, and approval process were scattered in different chapters would be confusing to the public. It was agreed that an attempt would be made to restructure subdivision regulations into its own separate article. There was discussion that this would allow subdivision regulations to be warned for a public vote as separate from other provisions of zoning. Gary will work with Karen to present a restructured subdivision regulation proposal for the next meeting.

Section 527(F)(4) Energy Conservation and Access to Renewable Energy: Remove this in the next draft and restructuring of Subdivision regulations

Section 456 Telecommunications Towers or Antennas: There was consensus to remove this section from the draft and recommend to the Select Board that telecommunications regulation be done through an ordinance adopted and administered by the Select Board with revisions as necessary. It was acknowledged that the language in the draft is incomplete and inadequate and that current zoning provisions (Article 5) need updating and revision.

5. Regulation Adoption Schedule

Gary pointed out that in order to stay on schedule for a possible town vote by Australian ballot by Town Meeting Day (March 1), the Planning Commission would need to complete a draft and schedule public hearings by sometime in November. Further discussion on this topic will be on the agenda for the next meeting.

6. Other Business

None

7. Next Meeting: October 1, 6:30 PM

Submitted by Gary Gulka