

Planning Commission Meeting minutes-DRAFT

Dawn Andrews, Kate Chatot(online), Bobby Searles, Peg Hough, Glenn Goodrich

1. Meeting Called to order 6:02 by bobby
2. Approve agenda Glenn moved dawn seconded
3. Approve minutes of the June Meeting: Glenn moved Dawn seconded, no discussion
4. Public comment: none
5. Town plan Land Use section

Peg and Bobby met and went of the Land use section, changes are in color and comments are on the side. Questions on where updates went from 2017, some members remember updates but unable to find or tell what was the new additions in 2017.

Why does it mention the Hardwick food venture? That is in Hardwick but as far as we no we are not involved. Zoning districts do not match in the town plan vs zoning regs. Kate has all copies of previous town plans. (Again, need to make sure we get the new data from CVRPC) on the flood section it mentions that the village can't recover from flooding, it isn't just the village it is all of us, and change can't to difficult to recover. Use property owners, because it isn't just homes being damaged the land is also being change significantly by repeat inundations of flood waters. Dawn: the word smart growth, we believe that that word is not liked by the towns people, we are removing the word smart growth, and just using growth strategies to meet our goals. Change smart growth to planning principles/strategies to be considered, throughout the text.

Talk on PUD (planned Unit of Development) requirements for ingress and egress. Zoning regulations need to conform/align with the town plan. We need to make sure things that we are putting into the town plan are goals if the have to do with the regulations. There are several existing ways on ingress that do not conform to the 20' rite of way requirements. The state is now saying that it need to be 50' for driveways and private drives.

Make sure if we list businesses in one section of town then we need to list the businesses in other areas as well. (need to decided if we are removing names or adding the ones that were not included in different districts. Change planning commission to DRB where needed as we no longer have a zoning board of adjustment.

Remove undeveloped district and also fix the acreage restrictions/limits in each district. Spoke on the build out analysis. Do we leave it if we aren't making any changes, we aren't having another analysis done.

Find out the average existing lot size.

Should we speak on flood issues? It isn't spoken about in the town plan.

What does it mean and do we want to get rid of minimum lot size in the village?

Well head protection area for Bond Hill and Danville Hill Road. Anything within a certain distance and area around those wells depending on the project and size may need state permits. Remove the medium density district. Make sure the well head areas are on any maps that we have.

Do we want a sf limitation on shoreland of 1,500 sf? That is Danville. Do we want different districts within the shoreland ie developed and undeveloped?

The term as-of-right is it antiquated? Should it stay? Language in the low density agricultural district need to be cleaned up, seems to say that business are not permissible in the low density agricultural district although we know that we have some business in those areas that according to the wording of the town plan don't conform to the town plan.

6. Meeting adjourned 7:45 pm.