

Planning Commission Meeting
November 15, 2011

Present:

Members: Sue Kavanagh, Kris Perlee, Chico Martin, Ken Weston, Bill Sayre, Skimmer Hellier, Willow Wheelock

Visitors: Slim Pickens

Others Present: Mary Arbuckle, NEAT TV; Jen Stetson; Adam Lougee

Chico called the meeting to order at 7:08.

1. Chico stated that the only public comment that would be accepted must be related to the agenda due to the fact that the Town Plan is in the Selectboard's hands. Slim was disappointed because he was interested in discussing the proposed gravel extraction for the town. Due to the fact that the topic was not on the agenda Slim was asked to refrain from giving any suggestions or asking questions due to the process the Planning Commission was at with new plan.
2. Administratively the group discussed the meeting schedule for January. The group decided that beginning the year 2012 the Planning Commission would meet only once a month typically the third Tuesday of each month but still keeping the first Tuesday of each month available for public hearings and other matters that need to be addressed.
3. Ken moved to approve the minutes from October 18, 2011, Willow seconded all were in favor.
4. In reference to the agenda Adam created, the first item discussed was the maps for the village. There were four changes that had been asked to make, 1.) Extend village mixed district, 2.) Extend General Business District around Cold Spring Rd. 3.) Unsure of the Rural Mixed District 4.) Incorporate LDR with VR3 district. Kris felt the maps were incorrect based on a prior decision made regarding extractions lines. In regards to the error made on the map, the actual district should be labeled as RA2. Adam then handed out the map Appendix D-2 regarding the conservation zone.

Adam referred to the agenda he has made for the group for the next two meetings, and elaborated on what was trying to be accomplished. In looking at page 50 for the core land use area the group discussed what was written in the town plan, Adam stated points that he pulled from the core planning area on page 49. Chico quoted the Town Plan and he questioned where the group has expanded the core planning area. The group then discussed the future map and its relation to the envision the Town Plan states. Three areas were pointed out where expansion has occurred and Chico wanted to know if that was sufficient. Ken noted that deciding if the expansion that is shown on the future maps is enough would be based more on how dense they allowed the core area to be. The

question on the table was “Are you going to extend the core district? If so, where?” The group then went into discussing the districts within the core. It was decided by the group in a vote that was in favor 5-2 (Willow and Chico opposed) that prohibited be changed to strongly discouraged regarding the demolition of a structurally sound historical building. The wording will be changed to strongly discouraged.

Regarding the Village Mixed district, the discussion was mainly focused around the sentence regarding traffic within this zone. The group decided to have Adam reword the description for the village mixed for the next meeting. The group decided that the map was fine other than the mistake that was previously discussed.

Adam adjourned the meeting at 9:35