

Planning Commission  
Meeting Minutes  
March 6, 2012

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

Others: Mary Arbuckle-NEAT TV, Jen Stetson

Public: John Moyers, Jim Lathrop, Kevin Harper

1. Administrative Matters:

Chico called the meeting to order at 7:02. Chico reminded everyone that tonight's meeting was called solely to discuss the changes made to Section 12 and the two maps.

2. Sue made the motion to approve all changes to Section 12 and accompanying maps, while also including revised Section 12 and accompanying maps in place of the current Section 12 and Appendix to the Plan voted on at the November 17, 2011 meeting. All of these revised documents will be included as part of the Town Plan that will be submitted to the Selectboard, Ken seconded the motion. Sue discussed the process that she and Chico went through to help make some changes to Section 12, and she was supportive of Section 12. Skimmer, John Elder, and Kris, were all supportive of the revised Section 12. Willow asking some clarifying questions regarding the map coloring where the arrows were would be colored yellow. She also wanted to discuss page three and the written piece about the rural conservation planning area. Willow motioned to change the last sentence of the second paragraph on page three to, "It should be recognized, however, that the Rural Conservation Planning Area, while an area where development should be limited, is not a 'Preservation Area' nor all parts of it environmentally sensitive," Kris seconded, all were in favor.

Willow also questioned the paragraph on page 2 regarding the Rural Planning Area, and Ken explained that this change was made to broaden the scope as discussed at the last meeting.

Ken passed out a sheet of changes that he proposed. (see attached document) Ken discussed Page 8 regarding policies, number 14c. His concern with this was that his interpretation of what is written there and reasoning behind the change ("Re-zoning processes should seek opportunities to encourage greater use of PUDs in the Rural Agricultural Planning Area and flexible density-based zoning in the districts outside the Village Planning Area"), Kris motioned to make this change, Chico seconded, all in were favor.

Bill explained his support of the use of the word industrial throughout the section. he also proposed that the southwest corner of the Village Planning Area be where the shaded area intersects Hewitt Rd. Ken seconded. The group discussed these changes with Bill.

John suggested an alternative while Kris supported Bill's amendment. Ken suggested a different boundary line as an alternative. Sue agreed with Ken. Skimmer had no problem with the map as is. The group reviewed a map that demonstrated the line change. Bill accepted the amendment to the change that he had suggested. John Elder then discussed some concerns he had with the changes made. Bill withdrew his original motion to then change the southern most line of the village planning area as drawn. All were in favor. So voted.

Ken- Yes  
Willow-yes  
Bill-yes  
Kris-yes  
John-yes  
Skimmer-yes  
Sue-yes  
Chico-yes

All were in favor, the motion to approve all changes to Section 12 and accompanying maps, while also including revised Section 12 and accompanying maps in place of the Section 12 and Appendix to the Plan voted on at our November 17, 2011 meeting. All of these revised documents to be included as part of the Town Plan that will be submitted to the Selectboard passed.

### 3. Public Comment:

John Moyers: Was not happy with the process, and disappointed he couldn't participate. He was upset that there was nothing mentioning light industrial activity and discussed this with the group. He continued by discussing some other parts of Section 12 that he wanted to see changed.

Jim Lathrop agreed with what was written and discussed with the board about the development that could happen. He felt that they needed to relax the rules in order to incorporate more parties. The group emphasized that many of the matter that have been made can be and will be addressed when they continue zoning.

Kevin Harper was upset with the process taken by the board.

4. Follow-up action and Adjournment: Review Kens changes from the main text. Sue and Chico will convene March 7, 2012, and then submit this to the Selectboard Thursday March 8, 2012. The group discussed the Appendix and the changes that needed to be made. They then reviewed the changes Ken made regarding the rest of the plan, and went through them. Kris motioned to amend chapter 14 that the task list matches the tasks throughout the plan, Sue seconded, all were in favor. So voted. Kris motioned to accept all of Ken's submitted changes with the exception of page 63, Sue seconded. All were in favor. So voted.

Ken motioned to adjourn the meeting at 8:34, Kris seconded. All were in favor.