

Planning Commission
May 15, 2012

Members: Chico Martin, Kris Perlee, Ken Weston, Sue Kavanagh, Skimmer Hellier, Willow Wheelock, John Elder, Katie Raycroft-Meyer

Others: Mary Arbuckle, NEAT TV, Adam Lougee, ADRCP, Jen Stetson

Public: Barbara (Basha) Miles, Jim Stapleton, Brian Wendel, Rob Demic

Chico called the meeting to order at 7:03.

Everyone introduced them self and Chico welcomed the new member of the Planning Commission Katie Raycroft-Meyer.

Ken moved to approve the draft minutes of April 17, 2012, Willow seconded. Chico discussed with Sue about a particular sentence, the group wanted to remove the list at the end of the minutes, permitted, not permitted, and conditional uses for the zones. All were in favor of the amended minutes, (7-0). So voted.

Chico felt it was important for the board to create priorities they want to address, considering the contract with Adam Lougee and ACRP expires in June, he felt that they should use the June meeting to work on the zoning and then discuss administrative matters in July or August. The group voted on whether to devote one of the two summer meetings for administrative matters, or wait until September when they would return to two meeting per month. By a vote of 6-1, the group wanted to dedicate the August meeting to the matters listed below (Martin, Weston, Kavanagh, Hellier, Wheelock, Elder in favor, Perlee against, Raycroft-Meyer abstained):

- Ken-Density Based Zoning
- Katie-Site Plans
- Skimmer- Planned Unit Development
- Willow- Development Review Board
- John- Sub-Division

Ken motioned to move the June meeting to the 5th as opposed the 19th, Willow seconded, all were in favor.

Willow motioned to accept the Policy and Procedure Manual from April 17, 2012 and any changes of the rules will be made by amendment, Sue seconded. Sue clarified when the agenda would be posted, and the quorum, as well as some grammatical errors. The board discussed ex-officio members from the Selectboard. All were in favor of adopting the rules as amended; none opposed (8-0).

The board the discussed the chair, and the vice chairperson and clerk. Chico opened the floor for nominations. Sue nominated Chico as chair, Kris seconded, Ken moved the

nominations to be closed. All were in favor; none opposed (8-0). Kris nominated Sue Kavanagh as Vice-Chair/Clerk, Willow seconded, Chico motioned the nominations to be closed. All were in favor; none opposed (8-0).

Ken motioned to appoint the same officers when acting as an appropriate review panel. Kris seconded, all were in favor none opposed (8-0). So voted.

Chico suggested that for Katie's orientation, he and Sue would meet with Katie, and discuss with her what they thought would be helpful, and she give some written feedback regarding the process. Chico closed the organizational meeting.

Brian Wendel spoke regarding his parcel of land and it being split between the conservation zone and the low-density residential zone. Chico suggested that Brian submit a written description along with what Brian would like to see done with the situation.

Adam Lougee from Addison Country Regional Planning joined the meeting to continue the zoning district RA-5.

The board then discussed the revised handout that Kris had made for the group, and some specific uses that were listed. Adam explained that anyone who felt like there needed to be changes to the zoning regulations based on the plan that would expected to be adopted by the town. Adam reminded the board that they want to create zoning regulations based on the vision you have implemented with the plan.

The board and Adam discussed Rural Agricultural 5, (RA-5).

Adam gave the group a handout of proposed agricultural exemptions. He explained to the group that everything that the group chose to adopt would be exempt from a zoning permit. The group the discussed the difference between exemption and permitted. The board then discussed what the zoning bylaws could regulate in terms of agricultural exemptions. The board decided that all Agriculture and Silviculture would be exempt for all zones.

The board discussed the difference between Home Occupation and Home Business. It was decided that Home Business in RA-5 would require a Site Plan, Farm Worker housing would be conditional, group home is permitted. It was voted on to have a boarding house as a conditional use in RA-5, voted 2-5 (Wheelock and Kavanagh in favor of, Martin, Perlee, Weston, Hellier, and Elder opposed, Raycroft-Meyer abstained), Boarding House would not be allowed. Family Childcare Home would be permitted, Retirement community in RA-5 all were opposed none for (8-0), so voted. Day Care in RA-5 would not be allowed, accessory use or building would be permitted, completing the Household, Group Living, Health Care, and Daycare Uses section of uses.

John proposed that Government office, Post Office, Emergency Services Facility, Police Station, Public Works Facility, and Educational Facility would not be allowed, keeping it

consistent with the current zoning regulations. After further discussion of what would be permitted in RA-5 it was decided that a place of worship would require a site plan, a cemetery would be conditional use, Cultural Facility would not be permitted, while a Community Center and Club would be conditional uses. The group finished with a discussion about the difference between antennas and towers, and where they would want these allowed within each zone. Nothing was decided and the group would continue to discuss RA-5 at the next meeting starting with Communications Antenna and Towers.

Sue motioned to adjourn the meeting at 9:35pm, Chico seconded, all were in favor, (8-0).