

Planning Commission
Meeting Minutes
December 18, 2012

Board Members Present: Chico Martin, Kris Perlee, Katie Raycroft-Meyer, Ken Weston, John Elder, Bill Sayre

Other Present: Mary Arbuckle-NEAT TV, Jen Stetson, Eric Forand, Adam Lugee

Chico called the meeting to order at 7:08 pm.

Kris moved to approve the November 20, 2012 minutes, Katie seconded, all were in favor (3-0, Bill was not present for vote, Ken and John abstained, as they were not present at 11/20/12 meeting).

Chico asked the board to think about what a reasonable expectation should be for attendance by Planning Commission members, keeping in mind that the Planning Commission has 12 meetings per year. He would like the board to keep this number in mind for when the Planning Commission has their annual meeting in March.

Chico thought the board was working well together in discussing zoning regulations. He encouraged anyone who was considering leaving the board to talk to him first.

Discussions were initiated in regards to Commercial Zone (C-1) and Residential Commercial Zone (RC-1). Written Objectives and Guidelines for these zones were discussed. It was suggested that the board re-draw these zones to help decide what can be included. In discussing the location of both the C-1 and RC-1 zones the board used Exchange St. in Middlebury as a comparison.

Chico turned the table over to Adam who handed out two maps. The board discussed the Residential Commercial zone on the west side of 116 South and the Commercial Zone around Tommy Lathrops and Johnsons. Adam recommended that the ratio of commercially zoned land to the downtown land area stay low. Adam also mentioned bringing a Commercial Zone into the village.

John motioned to change Commercial Zone located between Lovers Lane and Hewitt Road and inside the Village Planning area to Residential Commercial, seconded by Kris. All were in favor (6-0).

John motioned to change Residential Commercial Zone located just south of Stoney Hill Road and west of Lovers Lane and outside the Village Planning area to Commercial, seconded by Kris. All were in favor (6-0).

John motioned to change Residential Commercial Zone located on west side of Route 116 South from Hewitt Road north to Commercial Zone and from Hewitt Road south to RA-5, seconded by Kris. All were in favor (6-0).

The board discussed the proposed Commercial Zone on Burpee Road.

John motioned to reduce the proposed commercial zone to only include area around intersection of Burpee Road, Monkton Road and Hardscrabble Road, seconded by Katie. (5-1, Ken opposed).

The board discussed the Route 17 and Route 116 intersection south of village. The idea of a zone overlay was brought up. The board decided that the next meeting would start with a discussion of a vision for this intersection.

John motioned to adjourn the meeting, seconded by Katie. All were in favor (6-0).

Meeting Adjourned 9:27pm