

Planning Commission
Meeting Minutes
March 18, 2014

Board Members Present: Kris Perlee, Chico Martin, Sue Kavanagh, John Elder, Skimmer Hellier, Katie Raycroft-Meyer

Other Present: Eric Forand (Zoning Administrator), Mary Arbuckle (NEAT tv), Adam Lougee (ACRPC)

Public:

The Planning Commission meeting was opened at 7:08pm

1) Sue made a motion to approve the meeting minutes from the February 18, 2014 meeting as amended, seconded by Kris. All were in favor (6-0).

2) Chico opened the table for a review of the Co-Housing Project hearings and deliberations. Sue would like to have the Commission look at how applicants are taken through the PUD process. PC and Zoning Administrator need to assist the applicants with what is expected of them at meetings and what information they are expected to provide. Eric will work with PC to establish some guidelines that can be presented to applicants at the beginning of the process. John suggested a checklist be given to applicant.

3) Chico discussed his meeting with the Select Board. He stated that Select Board discussed his method for running meetings. The Select Board mentioned that they would like to see the Commission follow Robert's Rules of Order. John stated that he would like to see the Select Board fill vacant seats more quickly. Katie would like to see sub committees make more detailed reports back to the entire Commission in a timely manner.

4) An updated Policy & Procedure Manual was handed out. Chico asked all members to review and bring suggestions for changes back to the annual meeting which will be held on May 20th. Chico and members suggested some of the work the PC could do at the annual meeting such as discussion of the next year's work and goal setting, consideration of a retreat, review of best practices for planning, consider a guest speaker, welcome new members, explore ways to have more and consistent exchanges of information with the Selectboard and Zoning Board, and election of officers.

5) Katie brought up the idea of the Commission getting together, even informally perhaps, with the Select Board and Zoning Board of Adjustment for joint meetings in an effort to work more closely together.

6) The Commission (Katie recused herself) discussed the Motion to Reconsider filed by Attorney Liam Murphy on behalf of the Bristol Co-Housing Project and decided to address it at the next meeting. Chico and Adam Lougee (serving as expert consultant to the PC) will draft language for conditions that addresses the Commissions needs and adheres to the statutes for consideration by the PC.

7) Chico turned the table over to Adam to discuss Village Planning Area. Adam discussed new village residential zone. An area of the north east village planning area that is currently conservation was change to village residential. The Commission discussed the area south of the village on South St. and Lower Notch Road, the discussion was tabled. The Commission discussed the area across the river from Lords Prayer Rock, which is currently conservation, a

straw poll was taken and a majority of the members agreed it should be converted to a zone that allows development, however no decision was made on what specific zone it should be converted to.

Sue made a motion to adjourn the meeting, seconded by John. All were in favor (6-0).

Meeting Adjourned 9:30 PM