

PLANNING COMMISSION

**MINUTES
REGULAR MEETING**

February 10, 2015

MEMBERS PRESENT:

Alan Couch, Chair
Terry Carter

Alan Isaacson
Logan Nicoll

Norm Vanasse

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Jason Rasmussen

Dianne Johnson - LPC-TV

Lisha Klaiber, Recorder

1. CALL TO ORDER

A. Alan Couch called the meeting to order at 6:00 p.m.

2. ROLL CALL BY RECORDING SECRETARY

A. All Planning Commission members present.

3. APPROVE MINUTES

A. The minutes to be approved are from the meeting of January 20, 2015.

B. **MOTION by Logan Nicoll and seconded by Alan Isaacson to approve the minutes from January 20, 2015 as presented. Motion passed unanimously.**

C. Alan Isaacson suggested that the board begin with the comments from the Trustees regarding the Village Regulations.

D. Board agreed.

4. COMMENTS FROM CITIZENS

A. There were none

NOTE: Alan Isaacson maintains the files on his computer and notates suggestions and possible changes as they are discussed.

5. ZONING BY LAW AMENDMENTS

A. Comments from Trustees on Village Regulations

- i. Rose Goings advised that there were two comments under the SIGNS section. They suggested that political signs be allowed on private property, only and that signs be prohibited in ROWs.
- ii. Alan Isaacson said he would add them if the board agreed.
- iii. Norman Vanasse said that the signs would need to comply with the size guidelines.
- iv. Rose Goings said that is correct.
- v. Alan Isaacson said that in Section 540.3 he would add that political signs are only allowed on private property.
- vi. Terry Carter asked if the signs prohibition in ROWs pertained to all signs.
- vii. Rose Goings said yes.
- viii. Alan Isaacson added the language to Section 540.4.
- ix. Rose Goings said that there was also a suggestion to add a note in the Junkyard definition to refer to the Junkyard ordinance.
- x. Alan Isaacson made note of it.
- xi. Rose Goings said that the trustees also questioned “community-owned property,” suggesting that it be changed to “municipally-owned property.”
- xii. Jason Rasmussen advised that state statute refers to it as “community-owned property.”
- xiii. Rose Goings said that if the state statute refers to it as “community-owned property,” then it should be the same in the village regulations. She added that the only other comment was from an individual who asked why hedges were removed from the section about fences. She said it was done so long ago that she doesn’t remember.
- xiv. Logan Nicoll said maybe they thought it was weird to restrict hedges.
- xv. Jason Rasmussen said there is nothing in the state regulations that discusses hedges.
- xvi. Alan Couch said what would happen when a hedge grew over the 6.5 feet restriction.
- xvii. Terry Carter said maybe it was in there because it could restrict a neighbor’s view.
- xviii. Rose Goings said that maybe it was removed because it is not a structure and there are no setback rules on landscaping. She said that when you start addressing landscaping, it becomes a tough issue on how to administer it.
- xix. Alan Couch suggested they leave it out.
- xx. Logan Nicoll said to leave it out.
- xxi. Terry Carter said to put hedges back in.
- xxii. Norman Vanasse said he is ambivalent.
- xxiii. **MOTION by Alan Isaacson and seconded by Logan Nicoll to continue to leave “hedges” out of section 520.12. Motion passed, 4 to 1. Terry Carter nay.**
- xxiv. Rose Goings said that the public hearing for the Trustees for the Village Regulations would be held on April 7, 2015 at 6 p.m. This is because the chair of the Trustees is out of town and they wanted to wait until he gets back. She invited Planning Commission members to attend.

B. Review Shoreland Protection Information with Dan Potter from Regional Planning Commission

- i. Alan Isaacson said that he has good news. West Hill Dam is less than 20 acres and all of it is owned by the town. It is considered a “private pond” and therefore not included in the Lakeshore areas. He suggested that the board move it into the Municipal Conservation District. He asked if we need to apply to the state to have it officially removed from the list.
- ii. Jason Rasmussen said it wouldn’t hurt to follow up with the state and make sure they change the list. Misha Cetner from the state is the person who said it is a privately owned pond.
- iii. Alan Isaacson asked Rose Goings to follow up with the state.

- iv. Rose Goings said she would.
- v. Jason Rasmussen said that Tiny Pond is still on the list and under state shoreland rules along with the Lakes District.

C. Map Review

- i. Jason Rasmussen said that there may be no need to amend the map.
- ii. Alan Isaacson said he would like to amend the map to include West Hill in Municipal Conservation.
- iii. Alan Couch asked if the board has the \$400 to have Cartographics mark the map.
- iv. Rose Goings said to include all parcels in the respective zoning districts.
- v. Alan Isaacson said they could print the list on the map.
- vi. Jason Rasmussen asked if they have decided if they want to go by the zoning maps or to write the descriptions. He said that Cartographics can update both, but he is not sure they have to do that, but if you want to keep the descriptions, that is the best way. You can update it first, and then send it to Cartographics.
- vii. Alan Isaacson said we wanted to remove the descriptions and use the map. But, we should make sure that the map and descriptions are correct.
- viii. Rose Goings said that she thought that Regional was going to update the maps.
- ix. Jason Rasmussen said we have been doing some updates and we can get the final draft to Cartographics for you. Then, if you want to ID each parcel, it is up to you.
- x. Alan Isaacson said we need to make sure the information from Regional, Cartographics and our data all match. He asked how do we get them in sync. How do we decide if that's how we want it to be?
- xi. Jason Rasmussen said we were working with the official map and marked it up from Cartographics. He thinks we are in good shape.
- xii. Alan Isaacson referred to the location of Tucker Gravel Pit as an example and its relation to the Industrial District.
- xiii. Rose Goings said the map shows it as in the Industrial District. She added that we know parcels are missing from the Jackson Gore District and it was a board error. Okemo clarified it and we corrected it. She said that if you remove the descriptions, it will relieve a lot of those issues.
- xiv. Alan Isaacson said we need to feel comfortable that if the definitions are removed, that the map is correct. He was hoping that we could compare them and make sure.
- xv. Rose Goings said we don't have the funds.
- xvi. Jason Rasmussen said there is a CD in the office with all of the map information on it. You can look at it in EXCEL. He added that the zoning district lines do not follow parcel boundaries.
- xvii. Rose Goings said this is the first time that we are changing or adding zoning districts. In 1990, the Aquifer and Lakes Districts were created. The map here shows the lines.
- xviii. Jason Rasmussen suggested they go back to the last map and compare it to the current map and check the written descriptions.
- xix. Alan Isaacson said the last time the Planning Commission attempted this, the board said it would take too much time and be too much work. He is trying to prevent carrying a mistake forward that may have been a mistake since 1990.
- xx. Terry Carter said that she spoke to John Smith about East Hill and he is not worried because he is grandfathered.
- xxi. Rose Goings said we want to have the property conforming if he is manufacturing up there.
- xxii. Jason Rasmussen said the zoning legend on the map lists things that are not zoning districts.

- xxiii. Alan Isaacson said the Cemetery is in the village. He added that if it is not a zoning district it should not be shown on the map.”
- xxiv. Jason Rasmussen noted that the Aquifer District boundary lines were changed to match the Source Protection Plan. He said they added the Municipal Conservation District. He said they showed the state-owned lands and there is no district for the Okemo State Forest.
- xxv. Alan Isaacson said we need to say something about it.
- xxvi. Jason Rasmussen said we also added RC1 and RC2.
- xxvii. Rose Goings said that the Lakes and Residential Districts stay the same.
- xxviii. Alan Isaacson asked about Tiny Pond.
- xxix. Rose Goings said it is undeveloped and state-owned.
- xxx. Alan Isaacson suggested that they need to say something about state-owned lands and municipal conservation lands. He asked about RC1 and RC2.
- xxxi. Rose Goings said that RC1 has more uses listed in the zoning book. She said that John Smith’s property is now in RC2.
- xxxii. Alan Isaacson asked about La Valley’s.
- xxxiii. Rose Goings said it is not changed, yet.
- xxxiv. Jason Rasmussen said RC1 has the same uses as the RC used to have. He added that RC2 was created and had fewer commercial uses.
- xxxv. Rose Goings said that RC2 is more residential than commercial. She then referred to the Source Protection Plan and added that Loran Greenslet said that it would make the Aquifer Protection District a bit smaller and would be less restrictive zoning-wise.
- xxxvi. Terry Carter said we want it to be where it is.
- xxxvii. Alan Isaacson said he is okay with it. He said that RC has more homes in it and we wanted to get people out of the Industrial district and give it more residential uses.
- xxxviii. Rose Goings said there were single family homes in Industrial and single family homes are not allowed in the Industrial District. People can’t build homes there. That is why RC2 was set up. We can’t spot zone for John Smith.
- xxxix. Alan Isaacson said we need a definition for small scale machinery/equipment sales, service and repair. He said we need to add LaValley’s, Jeld-Wen and the Industrial Park.
 - xl. Alan Couch said we need to create a separate district for state-owned lands and Tiny Pond and make changes to the Municipal Conservation District.
 - xli. Alan Isaacson asked about an area that was marked up as Residential.
 - xl.ii. Rose Goings said that the people there just wanted it residential and there were no other uses there at the time. The people did not want other things coming in. She also added that it is part of the Village and we didn’t want to revise that.
 - xl.iii. Alan Isaacson said that the cemetery and Dorsey Park should be taken out.
 - xl.iiii. Rose Goings asked about the state highway garage land and where to list it.
 - xl.v. Jason Rasmussen suggested that they may want to combine Tiny Pond, State Forests, Wildlife habitats and the Municipal Conservation District into one district.
 - xl.vi. Rose Goings asked how that would affect Okemo, if they wanted to put in new trails or lifts. They still would have to come back to the DRB and also get state to sign the permit.
 - xl.vii. Alan Isaacson said that they should keep Municipal Conservation separate from state-owned lands.
 - xl.viii. Logan Nicoll asked about Tiny Pond and the state forest.
 - xl.ix. Alan Isaacson said there would not be regulations in that district.
 - 1. Logan Nicoll said that is the same as the cemetery. He said that he agrees that we need to make the map zoning district only.

- li. Alan Couch said that the state forest and Tiny Pond should be separate and not developable.
 - lii. Alan Isaacson said also the Municipal Conservation District. He added that the Gazebo was shown as a Municipal Park District and that is not really a district.
 - liii. Alan Isaacson said the only things in the Municipal Conservation District are the Little League field and the Water District property. He thinks it should be expanded.
 - liv. Terry Carter read definitions of “conservation.”
 - lv. Alan Isaacson said those definitions do not cover what is in the Municipal Conservation District and suggested that may not be a good name for the district. He said we are trying to separate municipally owned properties from the things around it.
 - lvi. Rose Goings agreed that they should not be considered “conservation.”
 - lvii. Alan Isaacson said we should come up with another name to combine and preserve them. They are municipal properties for specific uses.
 - lviii. Rose Goings said they are developed parcels for public uses for recreation or public utilities and flood control and are owned by the municipality.
 - lix. Various names were suggested. Proprietary Municipal District was one of them.
 - lx. Alan Isaacson said he would try to write up something for the next meeting.
- D. Junkyards
- i. Discussed under Village Trustees’ comments on Village Regulations.
- E. Vacant Buildings
- i. Not discussed at this meeting.
- F. Ridgelines
- i. Jason Rasmussen said that they had started to discuss ridgelines and there is a software program that shows it called View Shed. He displayed a map created by the program. He said that we chose points along the state highways and the map shows what is visible from those points.
 - ii. Alan Isaacson asked if there are any state regulations, suggestions or guidelines.
 - iii. Jason Rasmussen said no. He said that every town that has done it has done it differently. He said that he used some language that was from Reading.
 - iv. Terry Carter said that people buy 2 lots, build on one and clear cut the other for better views. She wants to stop that.
 - v. Jason Rasmussen said you can drive around town and see what makes sense from the map.
 - vi. Alan Isaacson asked how does that map overlay on the zoning map.
 - vii. Alan Couch asked, other than the view, what are we trying to protect.
 - viii. Jason Rasmussen said the description says that these are prominent ridgelines and viewable from the road. He asked what the board wants to do, work on this or finish the rest and come back to this.
 - ix. Alan Isaacson suggested they finish the rest, then pick some area from the 2nd level and lay it over the zoning map and see what we like.
 - x. Logan Nicoll agreed they should start at the 2nd level.
 - xi. Norman Vanasse said he has a US Geodetic Survey.
 - xii. Terry Carter said she has a bas relief for the area.
 - xiii. Jason Rasmussen said he can get the map for the overlay at the same scale as the zoning map.
- G. Summary Overlay
- i. There was consensus among board members that no one knew what this agenda item actually is.
- H. RC1 and RC2
- i. Discussed under Map Review

6. **OTHER BUSINESS**

- A. Next meeting – March 17, 2015.

7. **ADJOURN**

- A. **MOTION by Terry Carter and seconded by Norman Vanasse to adjourn this meeting.
Motion passed unanimously.**
- B. Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse

Alan Isaacson