

**PLANNING COMMISSION
MINUTES**

MONTHLY MEETING

February 21, 2012

MEMBERS PRESENT:

Fred Glover, Chairman
Terry Carter

Alan Couch
Ethan Gilmour

Norman Vanasse

OTHERS PRESENT:

Rose Goings

Jason Rasmussen

Matt Gajewski – LPC-TV

1. **CALL TO ORDER**

A. Fred Glover called the meeting to order at 6:03 PM.

2. **ROLL CALL BY RECORDING SECRETARY**

A. All members present, except Christine Fuller and Steve Stengel.

3. **APPROVE MINUTES**

A. The minutes to be approved are from the meeting of February 9, 2012.

B. **MOTION by Alan Couch and seconded by Norm Vanasse to approve the minutes from February 9, 2012. Motion passed unanimously. (Note: Christine Fuller is not included as being present, but then it reads that she opened the meeting.)**

4. **COMMENTS FROM CITIZENS**

A. There were none, citizens or comments.

5. **ZONING REGULATIONS**

A. Rose Goings explained we will be working on the zoning regulations for the town, but will also have some village zoning work to do.

B. Jason Rasmussen advised we need a timeline so that grant deadlines are met. The grant period ends on May 17, 2013.

C. Fred Glover asked Rose Goings and Jason Rasmussen to go through the timeline and explain the issues that we needed to address.

D. The first issue on the list was affordable housing. Jason explained that the state is currently working on regulations for affordable housing. It may be tied to Title 9 in the future and projects will be put through under Title 9.

E. Rose Goings explained on the list are ridgeline development, Route 100 North's designation as a scenic byway, revamping zoning regulations to agree with the Land Use

- goals of the new Town Plan and definitions. Rose Goings explained that we don't even have a definition for a gravel pit.
- F. Rose Goings mentioned we would also need to work on changes to Chapter 117, agricultural issues (farm stands), signs and the Lakes District (decks). In its current state the signage regulation is hard to enforce. Making signage an ordinance would make it enforceable.
 - G. Jason Rasmussen explained we need to make changes to the Village zoning regulations, for example adding the Village Center.
 - H. Jason Rasmussen asked if there had been issues with the zoning maps we need to address.
 - I. Jason Rasmussen said that having a public hearing is part of the grant. He suggested we meet with the DRB to discuss their zoning concerns.
 - J. Rose Goings suggested that we invite the Lakes Association when we are working on the Lakes District.
 - K. Jason Rasmussen said the zoning regulations were converted to a pdf and may have some funky issues. Rose Goings asked that we leave our copies each time so they do not have to be recopied. We have emailed versions.
 - L. Ethan Gilmour said the state is working on new flood regulations in relation to farmland.
 - M. Jason Rasmussen said that we may want to take the state flood model regulations and use them. He said they are clearer than ours and Rose Goings agreed.
 - N. Rose Goings said we needed to decide where to start in our work on the zoning regulations.
 - O. Fred Glover asked the members for their ideas.
 - P. Ethan Gilmour said that we could wait on the affordable housing regulations until the regional planning commission finished their work on it.
 - Q. Fred Glover said we could start with the maps and the conservation areas we had created. Jason Rasmussen agreed this was a logical place to start.
 - R. Rose Goings suggested signage as something we could work on too.
 - S. Fred Glover suggested we invite the DRB to our next meeting on March 20th at 6:00 PM. to hear their issues on the current zoning regulations and the members agreed.
 - T. **MOTION by Norman Vanasse and seconded by Terry Carter to close the monthly meeting. Motion passed unanimously.**
 - U. **Meeting adjourned at 6:44 PM.**

Respectfully submitted,

Terry Carter

Fred Glover, Chairman

Ethan Gilmour

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Christine Fuller