

**PLANNING COMMISSION
PRELIMINARY MINUTES
REGULAR MEETING**

November 21, 2017

MEMBERS PRESENT:

Logan Nicoll, Vice Chair	Alan Isaacson
Terry Carter	Norm Vanasse

MEMBERS ABSENT:

Alan Couch

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Patrick Cody-Okemo Valley TV Lisha Klaiber, Recorder

1. CALL TO ORDER

A. Logan Nicoll called the meeting to order at 6:01 p.m.

2. ROLL CALL BY RECORDING SECRETARY

A. All Planning Commission members present, except Alan Couch

3. APPROVE MINUTES

A. The minutes to be approved are from the meeting of October 30, 2017.

B. **MOTION by Alan Isaacson and seconded by Terry Carter to approve the minutes October 30, 2017 as presented. Motion passed unanimously.**

4. COMMENTS FROM CITIZENS

A. There were none.

5. ZONING REGULATIONS DISCUSSION

A. Alan Isaacson suggested that the board wait until the Town Plan has been approved by someone (the Select Board.) This may happen in early December.

- B. Logan Nicoll said that he knows that some of the Select Board members do have comments and he thinks that most of the comments will be regarding the Energy Chapter. He said that if we want Substantial Deference at the PSB and state approval of the Municipal Plan, the Energy Chapter has to be compliant to new state regulations.
- C. Alan Isaacson suggested that Jason Rasmussen be invited to attend the Select Board's public hearing on December 4, 2017.
- D. There was consensus among board members to invite Jason Rasmussen.
- E. Rose Goings called the board's attention to a discrepancy in the Village Regulations. Maximum building height is 35 feet for all residential structures and 25 feet for accessory buildings, throughout the town, with the exception of the Village Residential District where residential buildings maximum height is listed as 25 feet.
- F. Alan Isaacson said it should be the same as the rest of the town. He referred to the Zoning Regulations and noted that the Village Residential District does not have a separate category for Accessory Buildings, but does list "Buildings" maximum height as 25 feet.
- G. Terry Carter agreed that does not seem right.
- H. Rose Goings suggested a motion to change it. She said that there is a pending application for a building in the Village and until this is changed, the building cannot exceed 25 feet.
- I. Alan Isaacson said changing this would require approval from the Trustees. He said this board would have to schedule a public hearing and then send it to the Trustees and they would also need to warn a public hearing.
- J. Rose Goings said that all of the definitions in the Village zoning Regulations need to be checked for consistency with the wording in the actual regulations.
- K. Terry Carter asked if the applicant could apply for a variance.
- L. Rose Goings said that changing the zoning regulations is very expensive and includes warning the changes to all abutting towns. It is not efficient to go through the process until the entire document has been reviewed.

6. TOWN PLAN UPDATE

- A. Rose Goings advised that the Trustees' meeting was disastrous and did not go well. She said that all 3 trustees said they did not get the document and did not want to warn a public hearing until they had had a chance to read it and discuss it at an open meeting. We will have to go back to them in January to ask them to schedule a public hearing.
- B. Alan Isaacson said that the trustees said that they had not been given sufficient notification about the changes to the village plan. He said that he checked with Pam Cruickshank and she confirmed that the town plan draft had been sent out to the trustees as well as the Select Board. He said he asked her to resend the document through the drop box and that she also printed out a color copy for each of the trustees and put it in their boxes. He added that Lisha Klaiber also sends copies of the Planning Commission minutes to the trustees.
- C. Terry Carter said they want to be able to talk in an open meeting and amongst themselves.
- D. Alan Isaacson said that Planning Commission members should plan to attend the Select Board public hearing on December 4, 2017 and the Trustees' meeting on December 5, 2017. We need to try to persuade the Trustees to schedule a public hearing.
- E. Rose Goings asked if they should ask Jason Rasmussen to attend both meetings.
- F. The board consensus was to just ask Jason attend the Select Board public hearing.
- G. Alan Isaacson said when the Trustees schedule their public hearing, we should ask Jason Rasmussen to attend that meeting.
- H. Rose Goings recounted that we need to explain to the trustees that if the village plan lapses, they will lose the Village Center Designation and the tax credits that come with it that people take advantage of.

- I. Alan Isaacson said he had explained that at the October Trustees' meeting.
- J. Rose Goings said this board needs to be at the Select Board Public Hearing on Monday, December 4th at 7:00 p.m. and the Trustees' meeting on Tuesday, December 5th at 6:00 p.m.
- K. Logan Nicoll said he would be able to be there.

7. **OTHER BUSINESS**

- A. Rose Goings advised that the town did win the grant for the Municipal Plan. She said that it is a 2018 grant and funds will not be available until January 2018. She said that the board could work on the zoning until the grant comes in.
- B. Alan Isaacson asked the board if they needed a meeting in December.
- C. There was a consensus among board members to skip the December meeting
- D. Next regular meeting will be held on Tuesday, January 16, 2018.
- E. Rose Goings advised that the town Holiday party will be held on December 14th.

8. **ADJOURN**

- A. **MOTION by Alan Isaacson and seconded by Terry Carter to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:21 p.m.

Respectfully submitted,

Lisha Klaiber

Alan Couch, Chairman

Logan Nicoll

Terry Carter

Norman Vanasse

Alan Isaacson