

DRAFT

These minutes have not been reviewed
or approved by the convening board or commission.

PLANNING COMMISSION

February 17, 2009

MEMBERS PRESENT:

Fred Glover	Christine Fuller	Steve Stengel
Terry Carter		

MEMBERS ABSENT:

Peter Crowley	Phil Dunwoody	Norman Vanasse
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OTHERS PRESENT:

Alan Couch	Duncan Love, LPC-TV	Lisha Klaiber, Recorder
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1. Call to Order

- A. Fred Glover called the meeting to order at 6:01 p.m.
- B. Roll call by Recording Secretary – Peter Crowley, Phil Dunwoody and Norman Vanasse were absent.

2. Approve Minutes

- A. The minutes to be reviewed are from the regular meeting of January 20, 2009.
- B. **MOTION by Christine Fuller and seconded by Steve Stengel to approve the minutes from January 20, 2009 as submitted. Motion passed unanimously.**

3. Discuss and Set Public Hearing Date: Champlain Oil Petition

- A. Fred Glover advised the board that the newspaper had inadvertently neglected to publish the warning for the hearing that was to have been held tonight, so the hearing could not be held. The paper apologized to Rose Goings for its error. We need a motion to warn the hearing again.
- B. **MOTION by Christine Fuller and seconded by Steve Stengel to warn the public hearing for Champlain Oil petition for Tuesday, March 17, 2009 at 6:00 p.m.**
- C. Rose Goings will be requested to warn the hearing.

4. Continue Work on Town Plan

- A. Fred Glover advised that originally, the board had decided to form small cluster groups to address the various sections of the town plan. At the last meeting, they discussed going through the town plan, as a group and looking at all of the sections together. They started with

- Norman Vanasse's redraft of the Introduction. He asked if the group felt that the entire document should be revised or just sections that require updates.
- B. Christine Fuller said that they should just revise the sections that need to be changed.
 - C. Fred Glover said that can begin at the beginning and work their way through.
 - D. Christine Fuller said that they should schedule separate meetings just to work on the town plan.
 - E. Fred Glover said board should look at their schedules and at the next meeting, they should be prepared to schedule additional, separate meeting for the town plan work.
 - F. Christine Fuller advised that she has spoken with the professional photographer, Tom Johnson, and he will do the photography for the town plan. He will do this without charge in exchange for an acknowledgement paragraph at the beginning of the document and his name by each picture. Christine Fuller will work with him. He will provide pictures on a disc. Christine Fuller will advise him that the pictures should be in color.
 - G. Fred Glover said that they have decided to use the West Fairlee town plan as a model. He suggested that they may want to add a little more about the history of Ludlow. Norman Vanasse added a lot about the history of Vermont.
 - H. Terry Carter said she likes what he added about Pop Dorsey.
 - I. Fred Glover asked if anyone has any sense about their schedules for March and April.
 - J. Christine Fuller said her calendar is wide open. She will send out an email to board members to bring dates to the next meeting. She will also contact Rose Goings.
 - K. Terry Carter said that the smaller groups have already reviewed some of the sections, so that is a good start.
 - L. Christine Fuller said that she has worked on the Energy section and has met with Regional Planning. She suggested that board members review the first few sections for the next meeting and make notes of any changes that may want to suggest.

5. **Other Business**

- A. Wind Turbine Zoning Changes
 - i. Fred Glover advised that a report should be prepared for the Select Board with this board's actions and recommendations on the change in the zoning regulations for Wind Turbines.
 - ii. Terry Carter will forward report forms to Fred Glover.
 - iii. Fred Glover said that he knows that a report must be prepared for the Champlain Oil petition and hearings. State statute requires that the Planning Commission prepare such a report when a petition precipitates the action. It was not clear that if the board initiated the changes, it must complete that same report. He does not recall preparing that report for the Subdivision changes. He will ask Rose Goings what she needs.
 - iv. Christine Fuller brought in an article from February 15th issue of THE RUTLAND HERALD. It is about small rooftop wind turbines that are being used in Michigan. The power goes directly into the meter and makes it run backwards. She will try to get more information about them.
- B. Champlain Oil
 - i. Steve Stengel said that a report also needs to be submitted to the Select Board with the completed update of the town plan. Is it the same as the one for Champlain Oil?
 - ii. Fred Glover said that applies to zoning changes. This report is more of a summary of changes.
 - iii. Alan Couch asked about the Champlain Oil hearing.
 - iv. Fred Glover advised that it will be at the next meeting.

- v. Steve Stengel asked Alan Couch what he has heard.
- vi. Alan Couch said nothing specific. He would like more information.
- vii. Christine Fuller advised him that he could see a copy of the petition at Rose Goings' office.
- viii. Fred Glover said that petition is very specific.
- ix. Alan Couch said he would like to read the petition and form his own opinions.
- x. Fred Glover said that he hopes that someone from Champlain Oil will be at the hearing next month.
- xi. Terry Carter said that local businesses will probably be here.
- C. Town Survey Report
 - i. Christine Fuller distributed copies of the town survey summary. She advised that she had been on THAT WAS THE WEEK THAT WAS on LPCTV. The report is ready to be sent to members of the Select Board, DRB and Trustees. She and Fred Glover will prepare a cover letter to send with the report.

6. **Adjourn**

- A. **MOTION by Terry Carter and seconded by Christine Fuller to adjourn the meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:30 p.m.
- C. Next meeting will be March 17, 2009 at 6:00 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Peter Crowley

Norman Vanasse

Phil Dunwoody