

**PLANNING COMMISSION**  
**PRELIMINARY MINUTES**  
**REGULAR MEETING**

May 24, 2016

**MEMBERS PRESENT:**

Logan Nicoll, Vice Chair	Alan Isaacson
Terry Carter	Norm Vanasse

**MEMBERS ABSENT:**

Alan Couch, Chair

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

Ted Reeves	Ed McEaney - LPC-TV	Lisha Klaiber, Recorder
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**1. CALL TO ORDER**

A. Logan Nicoll called the meeting to order at 6:02 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 April 19, 2016.

B. **MOTION by Alan Isaacson and seconded by Norman Vanasse to approve the minutes April 19, 2016 as presented. Motion passed unanimously.**

**4. COMMENTS FROM CITIZENS**

A. There were none.

**5. DEVELOPMENT MANAGEMENT**

A. Rose Goings distributed copies of a suggested addition of the following wording to the zoning regulations for the Town RC1 and the Village RC.

District Standards

The clear purpose and the desired character of this district is to encourage small business, locally owned that blend in with the current small town charm and preserve the vitality of Main Street businesses. Our town will not support businesses that draw away from the economy of our downtown. We want to maintain the character of district. The character is rural, quiet, with private homes, with a quality of life people have come to appreciate and expect

Mountain District, Mountain Road, and Jackson Gore are exempt

- B. Logan Nicoll advised that he and Terry Carter had met with Phil Carter regarding district standards. Phil Carter, who is the chairman of the DRB, said that he likes district standards, they help give the DRB more authority and using district standards, they have won cases in Environmental Court.
- C. Alan Isaacson said that he likes the wording, but wonders if it will stick.
- D. Logan Nicoll said that Phil Carter seems to think that it will and it will help the DRB.
- E. Terry Carter noted that on the map, Mountain Road is in the Town RC district.
- F. Logan Nicoll said he would like to expand RC2 to Freedom Road or past Sam's. He also questioned why Mountain Road is not in the Mountain Recreation District.
- G. Rose Goings said it has always been RC and was just left that way.
- H. Ted Reeves said that as it stands, it would include the mountain lodge and indicated parts of the Mountain that are in RC1.
- I. Alan Isaacson said that they should consider moving Mountain Road to the Mountain Recreation District.
- J. Terry Carter said the main purpose of the District Standards is to protect Main Street and Route 103.
- K. Ted Reeves said he is concerned about Okemo's base lodge. He also voiced concerns about the condo buildings and the Southface Village.
- L. Logan Nicoll said condos are allowed. They would be part of a PUD.
- M. Terry Carter agreed that Mountain Road should be in the Mountain Recreation District.
- N. Ted Reeves said it would make it more consistent with other Okemo properties in the district. He would like to see it changed.
- O. Alan Isaacson noted that the Okemo parking lots are also in the RC1 district.
- P. Ted Reeves said that Stearns Pit is also in RC1.
- Q. Alan Isaacson added Tom's Loft is also in RC1.
- R. Logan Nicoll said it makes sense to do it.
- S. Ted Reeves asked if it would have to go to a town vote, or could the Select Board approve the change.
- T. Alan Isaacson said the Select Board could approve the change. He asked about the RC1 and RC2 district lines on the other side of town.
- U. Logan Nicoll said the board also needs to look at them. He said that he is concerned about some of the bigger lots possibly being sold to a company such as Tractor Supply.
- V. Rose Goings asked about the Industrial District.
- W. Logan Nicoll said that should be left as it is.
- X. Rose Goings said that Jason Rasmussen would have to change the district maps if the board changes the district lines. She noted that all of the board members agree with changing Mountain Road to the Mountain Recreation District.
- Y. Alan Isaacson inserted the proposed language into the RC 1 and RC 2 districts in the town and the RC in the village zoning regulations. He said that before the board makes changes south and east of town; he would like to visit the areas.

- Z. Logan Nicoll said board members may all want to drive around the RC1 and RC2 districts to see what is in the areas and to see if the character of the district is reflected by the district standards.
- AA. Alan Isaacson said that parts of the area are not buildable as they are in the flood areas.
- BB. Ted Reeves noted that at one time, Okemo had considered making part of Bixby Fields a campground, but with the flood zone and fluvial erosion laws, realized that was not feasible. From the state standpoint, they would have had a tough time trying to build anything down there.
- CC. Terry Carter said she would like to see the river opened up, like the river walk in Springfield.
- DD. Ted Reeves said the state now has buffer rules along waterways.
- EE. Logan Nicoll said that if someone has property by the lakes, and has always been mowing it, they may continue mowing it, but, if they stop mowing, they will lose the right to mow again.
- FF. Rose Goings said that Springfield was allowed to build the walkway along the river, because the train tracks have been there. She added that someone has come into her office and wants to move one of the gas stations in town out to the property on Route 100, by Route 103. Gas stations are permitted with a conditional use on Route 103, but not on Route 100.
- GG. Alan Isaacson said there is a lot of property north of the village on Route 100 that should be RC2.
- HH. Rose Goings said that so much of that property is in the flood area, that there is not much space to build.
- II. Logan Nicoll said he wants to review all of the RC2 areas.
- JJ. Alan Isaacson said he would like to narrow the RC2 to just along Route 100 and make the rest residential. He added that some of that land was flooded in Irene. He added that the board really needs to think this all through before making any changes.
- KK. Rose Goings said they should also wait to get input from Alan Couch.
- LL. Ted Reeves referred to the maps and suggested changes to the borders of the Jackson Gore District. He said that some of the lots are split between districts.
- MM. Rose Goings said that the lines are usually set 500 feet back from the centerline of the road.
- NN. Ted Reeves said that when Okemo goes before the DRB for a permit and local Act 250 approval, they use the district standards as part of their submittal to show compliance.
- OO. Rose Goings said that the DRB also shows the district standards in their decisions.

## 6. RENEWABLE ENERGY SITING BILL

- A. Alan Isaacson said that Jason Rasmussen had sent an email about the state law being passed and there are new requirements. He said that the Regional Plan will have to be changed and that ANR must provide the standards. He added that the final bill has not been published, yet. He suggested this be kept on the agenda for future meetings and he said that they may want to have Jason Rasmussen come to a meeting when the Regional Plan has been completed.
- B. Terry Carter asked if there was any information on fluvial erosion.
- C. Rose Goings said that they had heard from Marie Caduto and she is still writing her report. She will remove the Jewel Brook and Williams River. Rose Goings added that there is still no word from Gretchen Alexander and they have not heard from here since 2015. She will also leave this on the agendas for upcoming meetings.

7. **NEW PROJECTS**

- A. Logan Nicoll said that the new projects will include reviewing district maps, driving around the districts to get a feel for what is actually there. They will review RC1 and RC2 and possibly expand RC2.
- B. Alan Isaacson suggested adding restaurants to RC2.
- C. Logan Nicoll said they also have to tighten up RC1.

8. **OTHER BUSINESS**

- A. Next Meeting
  - i. Logan Nicoll said the meeting will be on June 14, 2016.

9. **ADJOURN**

- A. **MOTION by Alan Isaacson and seconded by Norman Vanasse to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 6:51 p.m.

Respectfully submitted,

Lisha Klaiber

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Alan Couch, Chairman

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Logan Nicoll

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Terry Carter

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Norman Vanasse

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Alan Isaacson