

# PLANNING COMMISSION

## MINUTES

### REGULAR MEETING

November 18, 2014

#### MEMBERS PRESENT:

Alan Couch, Chair  
Terry Carter

Alan Isaacson  
Logan Nicoll

Norm Vanasse

#### STAFF PRESENT:

Rose Goings

#### OTHERS PRESENT:

Steve Seitz– LPC-TV

Lisha Klaiber, Recorder

#### 1. CALL TO ORDER

A. Logan Nicoll called the meeting to order at 6:00 p.m. Alan Couch arrived at 6:03.

#### 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 October 21, 2014.

B. **MOTION by Norman Vanasse and seconded by Alan Isaacson to approve the minutes from October 21, 2014 as presented. Motion passed unanimously.**

#### 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 - FINALIZE VILLAGE ZONING

A. Alan Isaacson said that in Section 140, the amended used to be 1990 (when they were first written) and is now September 5, 2006.

B. Rose Goings said that in other regulations, she has seen it both ways.

C. Alan Isaacson asked if there had been any other revisions between 1990 and 2006.

D. Rose Goings said that she doesn't think so.

E. There was general consensus to use September 5, 2006.

F. Alan Isaacson noted that on page 4, item 3, the wording was changed to STATE permit.

G. Alan Isaacson noted that on page 8, and throughout, the term Environmental Court has been changed to Vermont Superior Court Environmental Division, or Environmental Division.

H. Terry Carter asked about the term, de minimis.

I. Rose Goings explained that it is a legal term in accordance with State Statute section 4446. It means the minimum.

J. Terry Carter asked about silvicultural.

K. Rose Goings explained that it refers for agriculture regarding forests.

L. Terry Carter asked about the definition of Interested Persons and immediate neighborhood.

M. Rose Goings said immediate neighborhood refers to abutting properties.

N. Alan Isaacson said that the definition of Interested Person is taken directly from the state definition and allows for including almost everyone.

O. Logan Nicoll said it was taken out of the regulations and put under definitions.

P. Rose Goings said we can't change the state definition.

Q. Terry Carter said she does not want to exclude anyone from speaking.

- R. Logan Nicoll said we left it to the DRB to allow people to speak. If a case is appealed and goes to court, let the judge decide if they are interested parties.
- S. Alan Isaacson said he also corrected any typos that he found. The next question was regarding non-conforming. He said that the definition was in the regulations as well as in the definitions and he made sure they are the same. He asked if the board wants the definition in both places. This refers to non-conforming use, nonconforming structure and nonconforming lots or parcels.
- T. Terry Carter said she is okay with having the definitions in both places.
- U. Logan Nicoll agreed.
- V. Alan Couch said he does not mind redundancy in this case.
- W. Alan Isaacson said that there were places when multi-family was used and other places were multiple family was used. He changed them all to multiple family for consistency.
- X. Alan Isaacson asked about Section 6 in the Flood Hazard Regulations. Manufactured home and mobile home. The definition in Article 7, Definitions is different.
- Y. Terry Carter said they should defer to the state definitions.
- Z. Alan Isaacson suggested cross referencing.
- AA. Alan Couch said yes.
- BB. The board agreed and added cross references.
- CC. Terry Carter said that the board has gone through this document several times.
- DD. Logan Nicoll noted a typo in the definition of Mean Sea Level, the acronym for National Geodetic Vertical Datum was listed as NVGD and should be NGVD.
- EE. Alan Isaacson corrected this.
- FF. Rose Goings asked the board if they are ready to warn and schedule a public hearing.
- GG. The board agreed to warn a public hearing for January 20, 2015.
- HH. **MOTION by Alan Isaacson and seconded by Logan Nicoll to accept the Village Zoning Regulations as amended and to warn a public hearing for January 15, 2015. Motion passed unanimously.**

#### 6. FINAL REVIEW SUBDIVISION DRAFT REGULATIONS

- A. Rose Goings said there have not been many changes except numbering.
- B. Alan Isaacson said he also corrected a few typos and font changes from Roman Numerals to numbers.
- C. Terry Carter noted that Central Vermont was changed to Green Mountain Power.
- D. Alan Couch said that item 42 C should be where, not were.
- E. Alan Isaacson said that he tried to make the definitions in the Subdivision Regulations the same as in the Zoning Regulations. He said he would make the changes discussed tonight and send them to Rose Goings. He also asked if the board wanted to hyphenate Subdivision.
- F. The consensus was to leave it as it is.
- G. **MOTION by Alan Isaacson and seconded by Logan Nicoll to accept the Subdivision Regulations as amended and to schedule a public hearing on January 20, 2015. Motion passed unanimously.**

#### 7. APPROVE FLOOD FORMS

- A. Alan Isaacson displayed the forms, including the Flood Permit Application, the check list, the Cost Worksheet, the Owner Affidavit, the Contractor Affidavit, the Substantial Improvement/Substantial Damage worksheet. He suggested they include the link for FEMA.
- B. Rose Goings said the forms will help people with their projects.
- C. Alan Isaacson said that Rose Goings will use these forms.

#### 8. OTHER BUSINESS

- A. There was none.

#### 9. ADJOURN

- A. **MOTION by Logan Nicoll and seconded by Alan Isaacson 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