

Planning Commission Meeting 2/22/16

called to order at 5:03

Planning Commission

Wendy Manners-Seaman-Chair

Carolyn Palmer

John LeBron

Representing Hermitage Club

Bob Fisher

Bob Rubin

Brendan McGrail

Others

Tom Fitzgerald-SB

Craig Ohlson-ZA

Jamie Brunn

Nicki Steel

- No Additions to the Agenda
- Carolyn Palmer motioned to approve minutes of Feb 15th meeting. John LeBron 2nded, Motion Passed.
- During Public comments, Nicki Steel again questioned the municipal rights section of the ordinances, and the state ordinance reference. She was given an older statement by the VLCT in response, but the question is “Is it the DRB or the Selectboard that represents the municipality should a conflict arise?” Craig will check with the new member of VLCT and get back to us at the next meeting. We will also verify that this section is still desired by the Selectboard.
- Discussed Hermitage Club Act 250 Master Plan.
HIREHC Act 250 hearing is March 4th and they are still looking for a letter of support/compliance with the Town Plan from the Planning Commission.
Wendy was told that we cannot address any of the potential concerns we have regarding the economic impact analysis without either a contract with HIREHC or retaining jurisdiction.
Wendy will find similar contracts used on other towns and then a decision must be made on whether we go forward with reservations or demand more from HIREHC
- The Honora Winery Act 250 application has not been completed, so the response letter has review has been postponed to our next meeting
- A lengthy discussion of both John Gannon’s and Nicki Steel’s comments on the zoning ordinances resulted in a number of action steps to be completed before the ordinances are ready to go back to the Selectboard. PC is relooking at the definition, need and size of buffer strips. Several misleading sentences were clarified. Several state references are being verified. PC is looking for input from the Selectboard on several topics, and John Gannon is going to reword several sections. PC will relook at potential changes at the next meeting.
- Town Plan discussion was deferred for lack of time
- Next Meeting March 14, 5:00 PM in the town offices
- John LeBron motioned to adjourn, Carolyn Palmer seconded. Meeting adjourned at 8:28 PM

Respectfully submitted,

Carolyn Palmer