

Planning Commission Minutes
Monday, March 27, 2023
4:00 pm

Open regular meeting

John opened the meeting at 4:07 PM.

In attendance: John Lebron, chair, Michele Carlson, Erik King, Brian Holt (zoom)

Jessica Roberts, zoning administrator

Guest: Mathew Moore (zoom)

Possible Additions to the Agenda

None

Approve Minutes:

11/14/2022 (Brian, Angela, Erik) & 2/13/2023 (John, Angela, Erik) on hold to next meeting when new member Mathew Moore (starting April 1, 2023) will be approving minutes in Angela's place.

Approve minutes of 3/13/2023 – Michele made motion to approve, Brian Second; All in favor

Public Comment

No public comment

John proposed committee reorganization for next meeting agenda. Items to organize include PC appointments, dates/times and length of meetings. In the past the committee met for two hours.

Continued addition/change requests from Jessica Roberts, zoning administrator:

-Home Industry does not work to classify Cannabis as it refers to manufacturing. Currently Cannabis is classified "Uses not provided for." This, as it is, does not allow for parameters. Discussed classifying it under Nursery & Greenhouse

Jessica Roberts will ask town attorney if it should be categorized, where and how.

-Revisited discussion to remove Lodging use exemption for 1-2 Guestrooms. This would allow town to have record of where and how many STR's are located. Jessica informed committee on what the process would be for permitting and it would be the same as other STR permits.

Eric made a motion to *remove the Lodging Use exemption for 1-2 Guest Rooms making this a Permitted Use in all the Districts where it is currently allowed*, John second; in favor John, Erik, Michele.

Brian abstained

- Second paragraph in § 212 is not in conformance per town attorney.

Eric made a motion to remove 2nd paragraph in § 212, Michele second; all in favor

- Confirmed by town attorney § 242 indicates timeframe to appeal is 15 days instead of 30 days. This is a typo.

Erik made a motion to change § 242 to reflect 15 days, John second; all in favor

-§ 603 refers to § 610. This is a typo it should be §605

Erik King made a motion to correctly refer to §605, John second; all in favor

-Discussed adding Title 10 VSA §488 and §494 to §860 B&C to add clarity when referenced.

Vermont changed the restriction on utility pole signs, this also needs to be clarified. Will revisit this addition and change at a later date after review.

-Changes to §706 formatting for clarify. No word changes.

Erik made a motion to move subsection to bottom of section for clarity, John second; all in favor

-As discussed in previous meetings the term “Grandfathered” is rooted in racial history. It is being replaced in workspaces and documents to Legacy.

Erik made a motion to change “Grandfathered” to “Legacy” throughout Zoning Ordinance and Development Guidelines document, Brian second; all in favor

-Due to the new Cannabis law §732 D is no longer compliant and the term Medical Marijuana is no longer used.

Erik made a motion to remove §732D, Brian second; all in favor

Erik made a motion to remove Medical Marijuana from Article X- Definitions, Michele second; all in favor

-Discussed removing dead links and all links in document and having reference only as links change or become obsolete. John will look into the existing document links. Will revisit.

-Dept of Agriculture recommends RAP (Required Agricultural Practices) language, Jessica will look into this and advise committee.

Adjournment

Erik made a motion to adjourn at 5:48 PM. John seconded; Michele aye, Brian aye.

Next Meeting, Monday April 10, 2023

Respectfully submitted,

Michele Carlson, temporary scribe