

Planning Commission Minutes
Monday July 8, 2024
4:00 pm

1. Open regular meeting

Matthew Moore opened the meeting at 4:09

In attendance:

Matthew Moore (Chair, via zoom,) Michele Carlson, Erik King (via zoom), Cheryl LaFlamme

Absent: Brian Holt

Others Present:

Jake Moore, Cliff Leinonen (via zoom)

2. Additions to the Agenda: none

3. Public Comment: none

4. Approve Minutes:

3/25/2024 & 5/13/2024: Required members (3) that were at these two meetings were not in attendance to approve minutes.

6/24/2024: Cheryl made a motion to approve the minutes of June 24, 2024, Michele second, All in favor

5. Trainings:

Reminder to confirm invite for scheduled AMP Board trainings with VLCT on July 23 @ 4:00-6:00.

6. Article VI Update: Alyssa Sabeto from WRC presented Draft Article VI: Flood Hazard Area Overlay – Flood and Fluvial Erosion Hazard Regulations.

- These updates to bylaw VI provide compliance checklist to meet FEMA standards for the town to be in the National Flood Insurance Program.
- The new draft aligns with most current FEMA and state standards. These changes use the current available mapping, however new FEMA mapping expected in 2028. Updating now and revising when new map arrival in four years is advised.
- Alyssa has been working with Jessica on these changes. They are approved by the floodplain manager. The proposed changes remove river corridors as those will be handled by the state.
- Throughout the draft, where zero or one foot is indicated above BFE (base flood elevation), 2 feet is being proposed. This is recommended by WRC but not required by the state.
- Definitions in Article VI were moved to Article X (definitions). These will need to be reviewed and revised, which we will take up at a later time.
- Alyssa will make some revisions based on our discussion and feedback. She will attend our Aug 12th meeting to continue the discussion and answer questions.

7. Update from Zoning Administrator: Jessica went over recommended changes to Section 424: Secondary Uses and a discussion on what constitutes a secondary use ensued. Cheryl, who is also

on the DRB, shared difficulties the DRB are having with the current bylaw as it relates to STR's. The group discussed whether an STR should be considered a secondary use, an extension of a dwelling use or a mixed use. ZA will request help defining Primary, Secondary and Mixed uses from WRC.

10. Other Items: Erik is spearheading the Town Plan rewrite, he is reviewing the current Town Plan and identifying the different divisions/groups/committees to seek feedback and suggestions from for a questionnaire that will be sent out for public input.

Cheryl made a motion to adjourn at 5:43, Michele second; all in favor.

Respectfully Submitted

Michele Carlson, Clerk