

UNDERHILL PLANNING COMMISSION

Wednesday, January 6, 2016 6:30 PM

Minutes

PC Members Present: Cynthia Seybolt (Chair), Gerry Adams, David Edson, Carolyn Gregson (Secretary), Pat Lamphere, Irene Linde, Andrea Phillips, Jackie Stoner.

6:35 PM: Call to order by Chair Cynthia Seybolt. Minutes of 12/16/15 were read. Irene made a motion to approve the minutes, Pat seconded it. The minutes were unanimously approved.

6:40pm: Cynthia presented a draft of the report for the Town Report for consideration. Andrea also presented her article for the paper and FPF. Both reports were approved without changes.

6:45pm: Discussed the type of representation the Commission wished to present in the hallway on Town Meeting day. A survey, a questionnaire, or a hand-out were suggestions as to how best to reach residents to stimulate discussion and encourage their input. Pat proposed we have an annual survey. Andrea suggested limiting the questionnaire to 5 or 6 questions so it would not be overwhelming. Members will bring proposed questions for the questionnaire to next meeting.

Cynthia announced that Cliff has tendered his resignation from the PC due to his concerns of conflicts of interest in being on the PC and the Selectboard.

6:50: There has been no response from the SB requesting their attendance at a PC meeting to discuss issues surrounding filling and changing the position of the PZA. The SB replied to Cynthia that there will be a 'significant amount of time' devoted to this issue at the next SB meeting on January 19th. An email from Sarah McShane was reviewed and included in discussion of the PZA position(s). There was concern about further disconnection between the PC and DRB if the position is split as initially described by the SB. The commission questioned whether there would be enough interaction between the two positions.

7:40: By-law reports:

Pat, David and Gerry reported on the Road ordinance and its relationship to the Regs. They recommended that the Road Ordinance should be referenced in the Regs, used in our definitions and all other road regulations be removed. It was noted that there is duplication of road requirements, especially in the subdivision process, requiring the applicant to meet sometimes different requirements. This can be time-consuming, expensive and at conflicting. Pat, Gerry and David recommended the Selectboard grant the access permit and the DRB handle the road requirements.

Irene called CCRPC about flood plain regulations. Underhill currently meets the federal standards but not state. It was agreed that until we have staff support, we will not propose any regulatory change related to this issue.

Accessory dwellings, Condos, ownership, density requirements: Andrea and Carolyn will work together to provide the commission with definitions and recommendations at the next meeting.

Andrea will provide information about landscaping definitions at the next meeting.

Screening setbacks for commercial solar: Gerry reminded the commission that commercial solar venues are at least an acre so a 100ft was questioned. He noted there is more pressure by the Public Service Board to continue with these projects. Gerry noted that the ownership of these solar projects frequently changes, so continuity and responsibility is a concern. Pete Bennett will be contacted at a later date to update the commission on this subject.

The next meeting will be Wednesday, January 20th.

8:05 PM: Motion to adjourn was made by David, seconded by Pat.

Respectfully Submitted By:
Carolyn Gregson

The minutes of the January 6, 2016 meeting were accepted this 20th day of January, 2016.


Cynthia Seybolt, Chair

These minutes are subject to correction by the Underhill Planning Commission. Changes, if any, will be recorded in the minutes of the meeting of the PC.