

May 4, 2011 PC Meeting

Present: Jerry Adams, Dick Albertini, Trevor Squirrel, Sandy Gillim, David Edson, ZA/PA Kari Papelbon

6:50 PM – Dick began the meeting. Discussion began on the conflict in Section 3.7(E)(3)(a) of the Unified Land Use and Development Regulations. According to the Town Attorney, the way this section is written allows a waiver of the minimum acreage requirement to be requested and granted by the DRB for minor subdivisions accessed by a shared driveway. ZA/PA Papelbon expressed concern that this is a potentially major loophole in the regulations. David Edson asked whether anything needed to happen as this Section negates the rest of the regulations. Trevor Squirrel asked if the DRB had to grant the waiver or if they could deny it and just let the Town Attorney defend the action. Discussion ensued regarding procedure for changing the Section and suggested language.

7:16 PM - Sandy Gillim made a motion, seconded by Jerry Adams, to amend Section 3.7(E)(3)(a) to reflect the intent of the regulation, which was for a waiver of frontage requirements only. The motion was passed by all Planning Commissioners present.

ZA/PA Papelbon stated that she would contact Consultant Sharon Murray regarding proposed language and process for correcting the Section. She also stated that she would forward the language to Town Attorney Vince Paradis for his approval.

Discussion continued on redistricting. Dick Albertini stated that the PC should create specific criteria that could be applied to other zoning districts. Trevor Squirrel asked ZA/PA Papelbon to create maps that included the aerial photos with the natural features and zoning district overlays for the 3 “outlier” areas of S&W Conservation in the northern part of town (between North Underhill Station Rd. and Mullen Rd., Clark Rd., and Hill Crest Ln.). ZA/PA Papelbon stated that she would bring parcel sizes and IDs for the affected parcels to the next meeting. Sandy Gillim and Dick Albertini suggested that the PC re-read the zoning district descriptions in the Town Plan.

ZA/PA Papelbon stated that she would speak to Finance Officer Mona Sheppard regarding the Capital Budget and Capital Improvement Plan.

7:57 PM - Trevor Squirrel motioned to adjourn. Sandy Gillim seconded the motion, which was approved by unanimous vote.

7:50 PM - Meeting adjourned.