

## UNDERHILL PLANNING COMMISSION

### Meeting Minutes

Wednesday February 12, 2014 6:30 PM

Underhill Town Hall

#### **Members Present:**

Pat Lamphere, Cynthia Seybolt, David Edson, Chair Trevor Squirell, Irene Linde, Gerry Adams, Carolyn Gregson

#### **Staff Present:**

Sarah McShane (PZA)

#### **Guests:**

The meeting of the Underhill Planning Commission was called to order at 6:30 PM

The first agenda item for discussion was the Split Lot Resolution.

Chairperson Trevor Squirell provided an overview of the resolution stating that perception has been that in the case of a split lot, the more restrictive regulations apply. C. Peterson's research has proven otherwise. The more restrictive zoning regulations only apply if the structure straddles the boundaries of two zoning districts. If a structure is built entirely within a zoning district, those regulations pertain. The resolution clarifies the regulations. C. Seybolt moved to approve the resolution as presented. G. Adams seconded the motion. The Commission unanimously approved the resolution.

The second agenda item for discussion was the Town Zoning Map.

Commission members discussed public outreach opportunities. It was agreed that Staff would submit a short article to the Mountain Gazette and post it on Front Porch Forum.

Planning Commission members asked whether or not the Selectboard would be hosting a public meeting to discuss Town Meeting Day ballot measures. Staff will find out the date and time of the meeting and report back to the Commission.

The third agenda item for discussion was updating the Town Plan. Commission members discussed updates to Chapter 2: Land Use.

The following is a summary of revisions for Chapter 2: Land Use.

- D. Edson suggested reinforcing that zoning district boundaries follow property lines; and where appropriate follow natural features.
- Commission members agreed to remove the strategies that have already been accomplished.
- PZA Staff agreed to find out whether or not Underhill Flats and Underhill Center are designated Villages.

The fourth agenda item for discussion was adoption of the January 15, 2014 Planning Commission Meeting minutes. D. Edson made a motion to accept the minutes, with the correction of removing Pat Lamphere's name from members attended since he did not attend the last PC meeting. C. Seybolt seconded the motion. The Commission unanimously approved the January 15, 2014 Planning Commission minutes as corrected.

The next Planning Commission meeting will be Wednesday February 19, 2014.

Respectfully submitted by:

PZA Staff Sarah McShane

These minutes of the February 12, 2014 meeting were accepted

This 19<sup>th</sup> day of February, 2014



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Trevor Squirrel, 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.*