

April 12, 2016

DRAFT

The meeting was called to order at 7:01 p.m. Present were Commission chair Chris Williams and Commissioners Dave Mance, Brie Della Rocca, and Mike Foley; Select Board chair Tim Scoggins; ZA Shelly Stiles; and Jim Sullivan, executive director of the Bennington County Regional Commission.

The Commission briefly recapped the last meeting: the discussion of the VC districts left unresolved the question of whether two districts are needed. The issue may be clarified by establishing a minimum lot size for some uses such as restaurants. Mr. Williams will pursue this investigation.

Mr. Mance moved to adopt the March 16, 2016 minutes. Mr. Foley seconded the motion. In the discussion it was noted that suggestions had been made to prohibit high impact industrial uses there (and confine them to the I zone or zones), but that idea could be shaped further. Mr. Mance asked whether the former Stanley property shouldn't be CI? It is close to residences, and could be a fine space for incubators, small commercial, a Stanley museum. The minutes were approved 4-0.

The group turned to Mr. Sullivan's latest draft, focusing on definitions and administrative procedures. (Mr. Scoggins tracked the discussion following by tracking changes in the master draft bylaw, which is incorporated by reference in these minutes.)

Definitions

- "Purpose" was changed to drop an odd reference to "undue concentration of population." Statutory references were updated.
- "Bed and breakfast" was slightly edited.
- "Camp" definition was changed to the definition used in the Forest and Recreation zone discussion of same.
- Typographical errors were noted.
- "Critical facility" was deleted.
- The Commission agreed that, except for definitions required by ANR for the flood hazard section, any definition not referenced in the bylaw should be deleted.
- "Development": does it include grading? Could it depend on scale? Mr. Mance suggested grading of one-quarter or one-half acre or excavation of 1000 c.y. could equal "development." Mr. Sullivan will work to ensure that "development" means the same thing throughout.
- "Functionally dependent use" and "historic structure" seem to refer to the flood hazard regulation and will be kept.
- "Industry" will be deleted. The uses to which it might refer will be better defined in each district's discussion.
- "Land development" will be deleted.
- "Nuisance" was discussed. Reference to the ZA in that section will be deleted.
- "Start of construction" is missing something.
- "Street" will make reference to the Town's annually certified highway map. "Unincorporated village" in that section will be deleted.
- "Travel trailer" and "recreational vehicle" will be combined.
- "Violation" will be clarified as regards the flood hazard regulation.
- "Yard" will be added.

Mr. Sullivan suggested we add a separate section on solar. He described the BCRC energy map.

Ms. Della Rocca asked about aquifer protection zones. Mr. Williams said it would good to show source protection areas on the zoning map. Maybe a section on special protection areas should be added to the special regulations.

Administrative procedures

- 3.1.4: delete reference to ZA. The Commission agreed to add a “merger” section as allowed by state statute.
- 3.1.8: typos were noted.
- 3.2.2: setbacks for landscaping were deleted.
- 3.2.3: Towns may not regulate antennae and satellite dish heights. That section was deleted.

The meeting was adjourned at 9 pm.

Notes by ZA Stiles.