

REGULAR MEETING OF THE PLANNING COMMISSION
6:30 PM, Monday, February 27th, 2023
MARTIN MEMORIAL HALL, ASCUTNEY VERMONT
5459 Rt 5

DRAFT MINUTES

Members in attendance:

Howard Beach
Michael Todd
Joseph Bublat

Ryan Gumbart – Land Use Administrator
Brandon Gulnick – Town Manager (online)

Members Not in attendance:

Paul Tillman

Attendees:

Ken Blum
Colby Hodgdon

Online Attendees:

Hank Ainley
Maureen Bogosian

1. Meeting was called to order by **Howard Beach** at 6:30 P.M.
2. Agenda Review – No changes at the start of the meeting.
3. Comments from the Chair and land Use Administrator – No comments either the Vice Chair or the LUA.
4. Comment from citizens regarding items not on the agenda – No comments from Citizens.
5. Approval of meeting minutes – February 12, 2023 –
Mike Todd made a motion to accept the minutes from February 12th, 2023.

Seconded by Joseph Bublat, Motion Passed 3-0

Mike Todd made a motion to move up agenda item 8 under old business “Sketch plan review – Hodgdon” to item 6.

Seconded by Joseph Buble, Motion Passed 3-0

6. Sketch Plan Review – Hodgdon: Continuation – Discussion had about the subdivided 5 acres having no frontage but needing an easement agreement. Two preexisting entrances are already on the lots. Talk was had about trees in the right of way. Primary entrance will be in from Laurence Farm Road. Checking on water and wastewater permit and if they exist. Talk about a right away agreement and if that exists. Talk about a cul-de-sac for clean out of snow. Looked at setback outline, and the board would like a building envelope if available. The front of the property would be where the road entrance would be if there is not enough road frontage. Questions about where the power will be supplied to the property. The following check list will be needed for final review:

- Show the septic locations.
- Show utilities power and water.
- Approving of 10 feet contour lines.
- Show all Deeds for parcels and deadlines.
- Show water rights if there are any.
- If right of way show on map and add reference number.
- Add final Plat recording title block. 1:55:27

Mike Todd made a motion to hold Hodgdon Subdivision Final Plat Hearing for on March 27th, 2023 at 6:30PM.

Seconded by Howard Beach, Motion Passed 3-0

7. Public Hearing – Final Plat Review – Arrison Continuation from January 9th, 2023 – No action. He would like to have his application removed from the agenda.
8. Public Hearing – Town Plan Amendment – Energy Section: Review draft 2/15/2023 – Discussion about energy visual standards and wind power. Mike read the state statute for public hearing on standards changes. The Legislative body would have to write a report and submit it if we changed anything at this point. The other neighboring towns would not see and changes, so if there were any major changes then Mike Todd recommended sending another report to the surrounding Towns. Further talk about items that could have more clarity and or adding wind energy and Hydro into general standards. Ryan will modify and return to the board for further review. Ryan will also send any changes to the neighboring Towns for review. Ryan presented the

document reorganization of 7.1 – 7.6. No information was removed or changed, just a reorganization of information. Hearing will stay open and continue to the next meeting. Ryan will supply a clean copy for vote of adoption.

9. Sketch Plan Review – Fairbrother: Continuation from January 9th, 2023 – No discussion or action.
10. Bylaws – PUD Review Section: No actions from last meeting. Ryan looking at other Towns Bylaws and will send out more information for next meeting. Discussion was had about density structures and usage tables.
11. Bylaws – Table of Districts and Uses: Amendments discussion (Rev. 3 – 2023.01.18) – Discussion about the district’s tables and items with Hamlets. Will continue to review the next meeting and look at a cleaner copy of the tables.
12. New Business – None.
13. Discussion of items for future agendas – Decommissioning solar panels.
14. Any other business that can be legally discussed – No other business was discussed.
15. Adjourn – Meeting adjourned at 9:00 P.M.

Mike Todd made a motion to adjourn at 9:00 P.M.

Seconded by Joseph Bublat, Motion Passed 3-0

Respectably submitted by,
Paul Tillman (Chair)