

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
DRAFT Planning Commission Meeting Minutes
Monday November 23, 2020 7:00 PM

Planning Commission Members Present:

Paul Tillman
Fred Kowalik
Howard Beach
Michael Todd
Tyler Harwell
Chris Whidden, Zoning Administrator

Attendees: Gary Rapanotti

Online Attendees: Nikita Lenihan, Brandon Gulnick, Town Manager

1.) Call to Order by Chair, Paul Tillman at 7:00 pm

2.) Agenda Review – November 23, 2020

No changes to schedule

3.) Comments from Chair and Land Use Administrator

Paul Tillman made the Planning Commission aware that the Firewood Processing petition for Doug Reed did not pass in the vote.

Chris Whidden noted:

Select Board approved the 1st round of bylaws that were sent.

Paul Tillman also noted the Select Board voted looking into making the Land Use Administrator position full time. Brandon Gulnick, Town Manager is going to research and provide Select Board with more information.

Land Use Fee Schedule was voted down by the Select Board.

4.) Comments from Citizens regarding items not on agenda.

No comments from Citizens.

5.) Approval of Meeting Minutes 10-12-20

Michael Todd made motion to approve minutes from 10-23-20 with corrections as needed.
Howard Beach - 2nd

No Discussion
Vote – unanimous

6.) Hearing for Drumlin Road Subdivision – Gary Brown

Mr. Brown was not present at the meeting and as of the time of this meeting, Chris Whidden had been in communication with Gary Brown and they were still working on the application and checklist.

Michael Todd made a motion to continue the Drumlin Road subdivision to the Planning Commission meeting on 12/14/20.

Howard Beach – 2nd

Discussion –

Paul Tillman asked if there was a limitation to how long the hearing could remain open. Chris Whidden will see if he can find the statute.

Vote - unanimous

7.) Site Plan Review for Crown Point Country Club Subdivision

Paul Tillman opened the hearing at 7:21 pm

Gary Rapanotti was in attendance for the subdivision of Crown Point Country Club hearing.

The Planning Commission reviewed the Final Plat Checklist with Gary Rapanotti. The following items were identified and subdivision was approved pending the following items:

- State waiver on development rights
- Signature block (Town Developed)
- 20 ft contour lines
- 40 ft & 50 ft setback lines
- Driveway permit
- Check into Act 250
- Written driveway maintenance agreement

Paul Tillman closed the Crown Point Country Club subdivision hearing at 7:42 PM

Michael Todd made a motion to approve subdivision for Crown Point Cabinetry by Gary Rapanotti and authorizes the Chair to sign the mylar when the 7 criteria are met.

Howard Beach – 2nd

No discussion

Vote - unanimous

8.) Town Manager – Discussion on Economic Development and Future vision for the Town

The Town Manager presented a plan for development of the Town and asked for suggestions. Items discussed were:

- Parks

- Trails
- Restaurants
- Banks
- Stores

Michael Todd is the Select Board member representative that is working with the Town Manager.

9.) Changes to the Zoning Map

- a. Review designations and boundaries for – tabled for another meeting
 - i. Hamlets
 - ii. Highway Commercial
 - iii. Industrial

Continued discussion on the zoning map. Before the next meeting members will designate village area. The Planning Commission is working on getting a blown-up map of the Ascutney Village area.

10.) Any other business that can be legally discussed

Chris Whidden noted that the Planning Commission has \$5,000 for contracted services to be used to digitize the Planning Commission files.

11.) Adjourn

Michael Todd made a motion to adjourn the meeting.

Howard Beach – 2nd

No discussion

Vote - unanimous

Meeting adjourned at 8:51 PM

Next Planning Commission Meeting is scheduled for Monday December 14, 2020 at 7:00 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary