Planning Commission

Martin Memorial Hall

5259 Route 5, Ascutney VT

Planning Commission Meeting Minutes

\*\*Meeting Moved to Online due to weather\*\*

Monday, February, 22, 2021 7:00 PM

Planning Commission Members Present:

Paul Tillman

Tyler Harwell

Michael Todd

Howard Beach

Chris Whidden, Zoning Administrator

Brandon Gulnick, Town Manager

1. Call to Order by Chair, Paul Tillman at 7:02pm
2. Agenda Review – February, 22, 2021

No changes at this time.

1. Comments from Chair and Land Use Administrator

Chris Whidden wanted to remind everyone that he would not be available Monday, March 1, 2021.

ZBA hearing Thursday, February, 25, 2021 for the hotel at the former Yankee Village Motel location.

Grace Drive and Earth Ext. hearings were extended until February 25, 2021.

Chris is getting a lot of Bianchi requests. He would like to discuss charging $50-$75 for these requisitions as they are time consuming with the amount of research required.

1. Comments from Citizens regarding items not on agenda.

None

1. Approval of Meeting Minutes 2-8-21

Michael Todd made a motion to accept the minutes of 2-8-21

HB – 2nd

Discussion – Tyler Harwell noted that he had discussed some zoning districting of river frontage properties that was not listed in the meeting minutes from 2-8-21. Asked to have that updated.

Vote - unanimous

1. Hearing on adoption of 2017 Future Land Use Map as the current Zoning Map, with definitions.

Continued to next Planning Commission Meeting, March 8, 2021

1. Presentation by Howard Beach re: enabling better communities

Howard Beach had the opportunity to attend 2 different Zoom meetings on Enabling Better Communities in VT. Some things that they discussed:

* Rehabing older buildings
* Primary driver is affordable housing
* Increase density wherever it can be created
* Affordable housing and apartments

The majority of the meetings were geared towards larger population areas like Burlington or Montpelier.

Areas with public sewer and water.   
Reasonable economic development in towns to help fund projects.

Chris Whidden noted that he would like to be involved in identifying grants and projects.

Brandon Gulnick worked with Steve Smith to update meters in Town. Currently it will cost approximately $260,000 to update and add meters. It will cost approximately $240,000 replace the water line that needs replacing.

Paul Tillman wondered if people in Town would be willing to pay more taxes to cover Town sewer.

1. Discussion 2017 Future Land Use definitions/zoning districts
   1. Industrial
   2. RR1
   3. Perkinsville Village area
   4. Discussion and consider a vote re: Gasoline/fuel service stations conditional use subsection 7.14

Paul wrote an email to Jason Rassmuessen.

Chris Whidden found definitions for Hamlet vs. Village.

A hamlet can not be incorporated and has no specific size definition. They do not have and churches or government buildings. A village can be incorporated and has government buildings.

Continued discussion on definitions and zoning districts will be continued as the next Planning Commission Meeting.

1. Any other business that can be legally discussed

None

1. Adjourn

Howard Beach made a motion to adjourn the meeting.

Michael Todd– 2nd

No discussion

Vote - unanimous

Meeting adjourned at 8:19 PM

Next Planning Commission Meeting is scheduled for Monday, March, 8, 2021 at 7:00 pm at Martin Memorial Hall.

Respectfully,

Chauncie Tillman

Recording Secretary

**Planning Commission**

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| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Paul Tillman, Chair | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Howard Beach, Vice Chair | |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Tyler Harwell, Commissioner | |
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                Michael Todd, Commissioner