Planning Commission

Martin Memorial Hall

5459 Rte 5 Ascutney, VT

Planning Commission Meeting Minutes

Monday, December, 27, 2021 6:30 PM

Planning Commission Members Present:

Paul Tillman

Howard Beach, Online

Michael Todd, Online

Tyler Harwell, Online

Joseph Bublat, Online

Online Attendees: Ryan Gumbart, Land Use Administrator, Annette Smith, Julia Lloyd Wright, Jason Rasmussen

1. Call to Order by Chair Howard Beach at 6:30 pm
2. Agenda Review – no changes
3. Comments from the Chair and Land Use Administrator

Howard Beach discussed the new retail outlet coming to Ascutney as nothing had been presented to the Planning Commission. Paul Tillman noted that unless there was a subdivision it would have been reviewed by the Land Use Administrator. Ryan Gumbart, Land Use Administrator stated that there were 3 Zoning Board applications for Running Bear.

Paul Tillman has also been contacted by the Fire Chief and wanted to know when he would see these permits to sign off on them.

Ryan Gumbart, Land Use Administrator stated he would give project updates to the Planning Commission to keep them aware of what is happening.

Ryan Gumbart also wanted to make sure that the Planning Commission was happy with the way the packet was formatted and prepared for the meeting. Paul noted that the meeting minutes from November 22, 2021 were not on the Town website. Ryan will continue to work with Brandon to make sure they are uploaded moving forward.

1. Comments from Citizens on items not on the agenda.

None

1. Approval of Meeting Minutes – 22 November 2021

Paul Tillman made a motion to approve the minutes from 11-22-21 with corrections.

Michael Todd – 2nd

Discussion – no further discussion

Roll Call Vote:

Howard Beach – Yay

Joseph Bublat – Yay

Tyler Harwell – Yay

Paul Tillman – Yay

Michael Todd – abstained

Yay – 4, Abstained - 1

1. Zoom Presentation on Enhanced Energy Plans and solar Siting – Annette Smith

Annette Smith presented a power point presentation on Enhanced Energy Plans and language that is useful to make it a regulatory project. Please see full presentation on SAPA TV or on the Town Website. At the end of the presentation, Michael Todd asked Annette if she would be willing to review the Energy Chapter of the Town Plan once there is one for review and she has agreed.

1. Land Use Administrator, Project 1

Scope of Work:

1. Create an excel spreadsheet listing all permits that have been issued since January 1, 2021. The spreadsheet should include the name, address, parcel ID, lot size, status (approved or denied), permit type, zoning permit number, and fees collected.
2. The excel spreadsheet should also contain a column that describes whether the project is still open & whether the listers have conducted an inspection of the property after the project is complete.
3. Create another excel spreadsheet with any parcel in town you believe to be in violation of our zoning bylaws. Extract as much information as possible, including the violation type, owners name, address, etc.
4. Determine the status of the Reed Case. Discussion with Town counsel.
5. Determine the status of the Alan Roberts case. Discussion with Town counsel.
6. Zoning bylaw project update – tabled to the next meeting.

Howard Beach asked Ryan Gumbart if the red lined edition that was sent forward, do those red lines indicated that the Planning Commission has approved them and they now need to go to the Selectboard?   
Per Ryan, anything in red is something that has been changed and should have been adopted by the Planning Commission as well as the Selectboard.

The draft that deForest Bearse prepared for the Planning Commission has the edits and amendments. She added dates to the draft.

Paul Tillman asked that she attend a meeting to review this document with the Planning Commission. Anything highlighted in yellow are topics deForest Bearse had specific questions about.

1. Discussion of Items for Future Agendas

* Ask deForest Bearse to attend a future meeting to review the red line draft
* Update on Drumlin Road

1. Any other business that can be legally discussed

None

1. Adjourn

Paul Tillman made a motion to adjourn at 8:43 pm

Michael Todd– 2nd

No discussion

Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, January 10, 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,

Chauncie Tillman

Recording Secretary

**Planning Commission**

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Howard Beach, Chair Joseph Bublat, Chairperson

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Tyler Harwell, Chairperson Paul Tillman, Vice Chair

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Michael Todd, Chairperson