

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting Minutes
Monday, November 8, 2021 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Tyler Harwell
Joseph Bublat, Online
Michael Todd, Online

Attendees: Brandon Gulnick, Town Manager

1.) Call to Order by Chair Howard Beach at pm

2.) Executive Session: Personnel

Tyler Harwell made a motion to move Executive Session to #2 on the Agenda.
Joseph Bublat – 2nd
Vote: Unanimous

Out of Executive Session at 6:40 pm

Tyler Harwell made a motion to that the Town Manager's proposal for an appointment to Ryan Gumpert as our Land Use Administrator be forwarded to the Select Board with our recommendation for approval.
Joseph Bublat – 2nd
No further discussion
Vote: 4 yay
1 abstain

3.) Comments from Citizens, Planning Commission Members and Town Manager

At the next Planning Commission Meeting, Brandon will provide what he and deForest have come up with for bylaws that have already been passed.

4.) Approval of Meeting Minutes –October 25, 2021

Paul Tillman made a motion to table the meeting minutes from 10-25-21 due to the date on the Agenda noting October 27th.
Joseph Bublat – 2nd
No further discussion
Vote: Unanimous

5.) Discussion: State Guidelines for size of hotels and motels Siting

At the previous Planning Commission meeting on 10-25-21 it was decided that the size limit of rooms should be 18 and maximum stay should be no more than 30 days within the Village.

The remaining discussion is what zone to have those in. Alex Taft will come back with a clean draft with final language.

The other part of discussion was Highway/Commercial as Hotels and Motels are not currently listed as an approved use.

Hotel/Motel would fit in RR1, Village, 1-acre zoning

It would not fit in Conservation or RR3-5. Michael Todd noted that the Planning Commission would need to review RR 3-5 to see if it a hotel or motel would be covered under conditional use.

Joseph Bublat suggested making 2 separate districts, one for hotel/motel and one for Inns/resorts.

Further discussion will happen after the Planning Commission gets an updated definition from Alex Taft as well as seeing the updated bylaws from deForest Bearse and Brandon Gulnick, Town Manager.

Michael Todd agreed with Joseph Bublat about separating hotels/motels and inns/resorts. As far as districting Village, RR- 1, Highway/Commercial are permitted and then RR 3-5 is conditional and then everything else would not be allowed.

Michael Todd suggested that only so many units per acre would be allowed in the Village. Howard's concern with this was massing and it not be conforming to the look of the Village.

Another suggestion was to limit the area to Inns/Resorts.

Howard Beach will follow up with Alex Taft on the draft of the hotels/motels that was discussed at the last Planning Commission meeting to see where he is with that.

6.) Discussion: Energy Chapter for the Town Plan

Howard Beach has discussed with Ryan as the Chairman of the Conservation Commission to go out to the 5 sites listed in the Town Plan as critical vistas in town and get actual GPS locations.

Additional items that the Planning Commission had discussed:

- Having Annette Smith come to a meeting for an update in legislative changes.
- Reaching out to Julia Lloyd Wright as the former Energy Coordinator and/or the energy group she participated in.
- The focus on vistas and transition lines and solar displays.

7.) Discussion: Items for Future Agendas

- Energy Chapter
- Readdress the noise ordinances

8.) Other Business that can be legally discussed

None

93 9.) Adjourn

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95 Paul Tillman made a motion to adjourn

96 Michael Todd– 2nd

97 No discussion

98 Vote - unanimous

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100 Next Planning Commission Meeting is scheduled for Monday, November, 22, 2021 at 6:30 pm at Martin
101 Memorial Hall.
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104 Respectfully,

105 Chauncie Tillman

106 Recording Secretary
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Planning Commission

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Howard Beach, Chair

Joseph Bublat, Chairperson

Tyler Harwell, Chairperson

Paul Tillman, Vice Chair

Michael Todd, Chairperson