

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting
DRAFT Monday, May 22, 2023 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Michael Todd
Joseph Bublat
David (Hank) Ainley (Online)
Ryan Gumbart, Land Use Administrator

Attendees: Julie Levy, Brian Bosenberg, Beth Gorton, Rika Henderson, Ken Blum
Online Attendees: None

1. Call to Order made by Paul Tillman, Chair 6:34 pm.
2. Agenda Review
No Changes
3. Comments from the Chair and Land Use Administrator
None
4. Comments from Citizens regarding items not on the agenda.
None
5. Approval of Meeting Minutes – April 24, 2023 and May 8, 2023

Joseph Bublat made a motion to approve the minutes from April 24, 2023 with corrections as needed.
Michael Todd – 2nd
Discussion – none
Vote – unanimous

Joseph Bublat made a motion to approve the minutes from May 8, 2023 with corrections as needed.
Michael Todd – 2nd
Discussion – none
Vote – unanimous

6. Public Hearing – Town Plan Amendment – Energy Section: No Update

This is a continuation for the Town Plan Amendment Hearing.

Michael Todd made a motion to continue the Public Hearing for the Town Plan Amendment to Monday June 12, 2023 at 6:30PM.

Joseph Bublat – 2nd

No discussion

Vote - unanimous

7. Bylaw 4.21 – Drug and Tobacco Paraphernalia Establishments: Discussion was had about the bylaw and how it was adopted by the selectboard but not signed. The bylaw is in affect and in the latest bylaw version. The selectboard adapted it to take affect as of 21 days after the adoption vote of the selectboard on February 16th 2016. The board talked about any new changes in the State laws that may need to be updated, Ryan will look into any changes or amendments if needed and get back to the board.
8. Zoning Bylaw Amendment – Conservation District (C10): Map and Use Tables Discussion – Discussion was had about the C10 district and the history of the previous proposed changes. Paul Tillman stated that this meeting was just an informational and data collection meeting. The board has asked Ryan to include some informational items in the next packet so the board can get into a deeper discussion. These items include, Maps current and future land use, a copy of the new bylaws, copy of scenic views, map overlays, community survey results, any recommendations for the conservation commission, and a blank land use map to mark up.
9. Planning Projects: Status Update

PLANNING COMMISSION PROJECTS

<u>Project</u>	<u>Last Action Taken</u>	<u>Current Status</u>	<u>Next Steps</u>
Town Plan Amendment – Energy	2/13 Hearing opened, PC requested LUA to break out General Standards from the Solar Standards and to add a Wind Standards section. 5/8 Hearing continued to 5/22.	Waiting on LUA to make changes as time allows.	Review LUA's changes, vote on adoption, if in favor warn hearing for SB review.
Zoning Bylaws Amendment – Use Tables & Definitions	PC voted to approve and send the proposed amendments to the SB.	Waiting on Town Manager to schedule and warn a SB hearing.	Hold a hearing at the SB and vote.
Zoning Bylaws Amendment – PUD Review	Not in hearing, PC requested LUA to format a PUD standards table based on district.	Waiting on LUA to make changes as time allows.	Review LUA's changes, discuss further. Once finalized, warn bylaw amendment hearing.
Subdivision Review - Hodgdon	5/10 decision distributed to appropriate parties by LUA.	Waiting on landowner to notify LUA of placement of corner markers.	Applicant will record the survey plan with the Clerk.
Subdivision Review – Ascutney Market	3/27 PC voted to approve sketch plan.	Applicant has submitted an application for a variance review by the ZBA. The hearing has not been warned.	If ZBA votes in favor of the applicant, they would apply for a Final Plat Review by the PC.
PUD Review – Habitat for Humanity	4/24 PC voted to approve sketch plan.	Applicant has submitted an application for a variance,	If ZBA votes in favor of the applicant, they would come back the PC for Final Plat

		conditional use, and site plan review by the ZBA.	Review. Application submitted as part of PUD application. The PC has to schedule a hearing by 6/23.
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10. Discussion of items for future agendas

- Maps with overlays
- Town Plan Energy Section – continuation
- C-10

11. Any other business that can be legally discussed – none at this time.

12. Adjourn

Howard Beach made a motion to adjourn at 8:00 pm

Michael Todd – 2nd

No discussion

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, June 12, 2023 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

Planning Commission

Howard Beach, Vice - Chair

Joseph Bublat, Clerk

Tyler Harwell, Chairperson

Paul Tillman, Chair

Michael Todd, Chairperson

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