

SELECTBOARD HEARING
2017 REVISED ZONING BY LAWS
MEETING MINUTES
DECEMBER 11, 2017

The December 11, 2017 Selectboard Hearing for the 2017 Revised Zoning By Laws was opened by Chairman Gregory Noyes at 7:05 PM. Those present: Morgan Wade, Robert Lee, Julie Nadeau, Renee Marchesseault, Fern Owen-Brown (Zoning Board), Haven Haynes, Jr., Frank Sawicki, Jr., Gregory D. Noyes (Selectboard) and Noreen Labrecque, Town Clerk.

Morgan gave a brief description of the changes that were made to the By Laws. They included, expanding the Table of Contents, adding provisions for signs, adjusted definition for Travel Trailers that are used as camps. Bob stated once you start using the Travel Trailer as a dwelling it needs to be permitted.

Frank inquired about changes to signs since the church is proposing changing that sign. Bob answered that if they make a change to an existing sign it needs to go through the zoning process. A sign can be placed closer to the property line than a structure is allowed as long as it is not infringing on the highway right of way.

Morgan continued and said they added a Solar Energy Section because they needed something in place so the Public Utilities Board will have some guidance in reviewing potential projects.

Morgan explained to those present that there was an error made regarding the Flood Hazard Areas section. The Zoning Board removed some of the wording not knowing that it was mandated to have in the By Laws and received word from Sacha Pealer, the VT DEC Floodplain Manager about this just last Thursday. Therefore the Selectboard hearing will need to be re-warned at a later date (mid-January). The Zoning Board will draft the changes necessary for the Selectboard to finalize and then the Selectboard can proceed with the Hearing with those changes and adopt the By Laws at that point. This will still allow enough time to have the By Laws voted on at the March Town Meeting. The Selectboard unanimously agreed to this.

A short discussion on the fee structure took place. Bob stated that this is the Select board's decision. No decision made on this.

The Selectboard stated that they are working on "Blighted Properties" ordinance which they will have the Zoning Board review to make sure it is not in conflict with their By Laws. Morgan stated that the Zoning board could add a line to their Section 319 referring to the Select board's Ordinance.

No further discussion.

On a motion by Haven and seconded by Frank the December 11, 2017 Selectboard Hearing on the 2017 Revised By Laws adjourned at 7:50PM.

