

**TOWN OF SUTTON
2015 REPORT OF THE PLANNING COMMISSION AND DEVELOPMENT
REVIEW BOARD**

The Planning Commission started off 2015 by presenting ideas for updating Sutton's zoning bylaws to have them reflect direction in the Town Plan. Presentations were made to the following focus groups: 1. large landowners/farmers/loggers, 2. Board of Civil Authority/old timers/retirees, 3. business people, 4. commuters/young families with children. Following each presentation comments were solicited and recorded for later consideration as the updates were drafted. Much of the rest of the year was devoted to drafting and reviewing "Unified Development Bylaws" which will combine the previously separate zoning and subdivision bylaws and may also include flood hazard area management standards. At the December meeting the Selectboard asked to join with the Planning Commission in a section-by-section review of the draft prior to having formal hearings on the Bylaws. That review is continuing into 2016. As part of the bylaws update, in May 2015 the Commission concluded a \$7,175 grant-funded cooperative agreement with the Northeast Vermont Development Association (NVDA) to assist the town with the development of a working lands map overlay and with mapping flood hazard corridors.

In other actions the Commission began consideration of what might be done to repurpose the Grange Hall but that effort is awaiting feedback from the USDA Rural Development Program. The Planning Commission also participated in development of Lyndon's Hazard Mitigation Plan during the year.

During the year the Development Review Board completed action on the following matters: Neal S. Faulkner & Alice Lanoue's subdivision of their property at 2630 Underpass Road; Susan Brill's subdivision of "the Sam Rossier estate" for which she is executor at Four Corners and Morey Roads; and at the Zoning Administrator's request, decided a variance was not required for a proposed carport to be attached to an existing house in town that does not meet the road setback requirements.

During the year Mark Barrett (member) and Jeff Norris (alternate member) stepped down and were replaced by Chip Devenger (member) and Darlene Ahrens (alternate member). Ron Trembley resigned the Zoning Administrator position in June (Thanks for more than 27 years!) and is being replaced by Mary Lou Lamont (apprentice status) who is working with Ron (Ron is continuing to serve on an interim basis) to learn the job.

Ron, Mary Lou, and Brandon received stipends for their services.

Planning Commission/Development Review Board Members

Paul Brouha, Chair	Byron Savoy
Hank Parker	Joe Witt
Chip Devenger	Darlene Ahrens (alternate)
Brandon Mazur, Clerk	Ron Trembley, Zoning Administrator
Mary Lou Lamont, Apprentice Zoning Administrator	