

**TOWN OF SUTTON  
2016 REPORT OF THE PLANNING COMMISSION AND DEVELOPMENT  
REVIEW BOARD**

The Planning Commission started off 2016 by joining with the Selectboard in a line-by-line review of revisions to Sutton's zoning and subdivision bylaws as reflected in the draft *Unified Development Bylaw*. The purpose of these seventeen (17) meetings which concluded in September was to solicit the Board's perspectives and to ensure the draft reflected direction in the 2013 *Sutton Town Plan*. Following review, agreed-upon changes were included in the draft and final reviews of the *Unified Development Bylaw* were completed prior to holding a public information meeting in October and a formal review hearing by the Planning Commission in November. Final changes were then made and the final draft was submitted to the Selectboard on November 18<sup>th</sup> in anticipation of them scheduling a hearing and a vote to approve the draft. That hearing is scheduled February 21<sup>st</sup> and a vote by Australian Ballot is planned for Town Meeting. A letter was sent to all registered voters along with *Your Guide to Sutton's Unified Development Bylaw* in order to alert them to the hearing and vote. In addition, the full 73 page draft is available from the Town Clerk or can be downloaded from the Northeast Vermont Development Association (NVDA) or Town of Sutton websites. In addition to thanks for the sustained commitment of the Selectboard and Planning Commission, we extend a special thanks to NVDA's Senior Planner Alison Low who guided us through and mediated the update of the *Town Plan* and the draft *Bylaw* over the past five years.

During the year the Development Review Board completed action on the following matters: Mark Barrett/Don-Sim Farm subdivision of 203 acres into two parcels of 2.14 acres and 201 acres off Simpson Hill Road; and Kurt Nygren's subdivision of 10.16 acres at 347 & 383 Nygren Road from his original 41.76 acre homestead.

In administrative actions Darlene Ahrens, previously an alternate member, was appointed to full membership and Lucien Belanger was appointed to the alternate position. Mary Low Lamont resigned as apprentice Zoning Administrator and Joe Witt was appointed Zoning Administrator with Brandon Mazur appointed as his assistant. Ron Trembley graciously agreed to continue to bridge these changes until the end of 2016. Our special thanks to Ron for his more than 28 years serving as Sutton Zoning Administrator!

Ron and Brandon received stipends for their services.

Planning Commission/Development Review Board Members:

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