

**TOWN OF SUTTON
2018 REPORT OF THE PLANNING COMMISSION AND DEVELOPMENT
REVIEW BOARD**

The Planning Commission (PC) began the year by considering moving and renovating the Grange Hall. After developing several alternatives and submitting a grant application to the U. S. Dept. of Agriculture (USDA) for funding the project, the plan and a non-binding bonding article was presented to the voters at Town Meeting. The bonding article for the project failed to pass and the Selectboard then directed it be given a low priority.

The PC drafted a Town of Sutton Energy Committee Charter which the Selectboard approved as a subcommittee of the Planning Commission. Rich Nicol and Byron Savoy agreed to cochair the committee which was charged with creating an energy plan to be included in the next update of the Town Plan

With Northeastern Vermont Development Association (NVDA) Senior Planner Alison Low's help, technical amendments to the *Unified Development Bylaws* were developed and presented to the Selectboard which, after holding hearings, adopted them on April 26th. The size of signs permitted in the town of Sutton was discussed and the decision was made to leave the maximum sign size as it presently is in the *Bylaws*.

The PC drafted an *Ordinance Regulating Solid Waste and Junk* and, after legal review by attorneys at the Vermont League of Cities & Towns (VLCT), the Select Board adopted it. The Board subsequently wrote letters to several residents and directed Zoning Administrator Joe Witt to work with the residents to comply with the ordinance.

Since the 2013 Town Plan was to expire October 24, 2018, PC members agreed to minimally update the energy and other sections to keep the plan current. After redrafting the plan, a hearing was held to take public comment on November 5th. At the close of the hearing PC members voted to advance the draft to the Selectboard for their consideration. The PC and NVDA agreed to work towards securing "substantial deference" for the town energy plan, as provided for by Act 174, through a subsequent amendment.

Through the passage of Act 79 in the 2017 session, the VT state legislature is requiring all towns to adopt a conflict of interest prohibition by July 1, 2019. As a result, the PC considered VLCT's *Guidance Document and Model Policy* as a basis for drafting the required policy. The PC submitted a draft policy for consideration by the Selectboard and recommended the SB forward a draft to every appointed and elected official in town for their review and comment.

The PC reviewed Sutton's existing *Snowmobile and All-Terrain Vehicle Ordinance*, and voted to forward a letter summarizing its history of adoption and administration to the Selectboard to inform their deliberations and decisions in response to a petition to open Sutton's Class III and IV roads to ATV traffic.

PC members directed that Patrick Seymour be invited to become an alternate member.

The Development Review Board (DRB) completed action on the following matters: An accommodation was reached with Sutton Town School to permit a new sign at their Underpass Rd. location. Approval was given to VELCO to subdivide a one-acre parcel off Wood Hill Rd. That DRB decision was appealed by John Soininen to the Superior Court's Environmental Division which dismissed the appeal. John Kriebel and Ramona Nault requested a property boundary adjustment off Wheeler Mountain Rd. to correct a survey error. Their request was dealt with administratively by the zoning administrator. Carroll & Donnalee Sherburne's proposal to subdivide their existing lot on Dolloff Pond Rd. to create two lots was approved. Luis and Angelita Guzman's proposal to subdivide their 337-acre property into two lots at 1389 King George Farm Road was approved.

Administratively, membership on the Commission/Board remained the same with Hank Parker requesting to continue his service. Zoning Administrator Joe Witt and Clerk/Assistant Zoning Administrator Brandon Mazur 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

We continue to look for prospective members so if you are interested contact us!

We thank you for the opportunity to be of service to the town.