

Sutton Planning Commission  
Minutes of meeting August 10, 2015  
Location: Sutton Town Offices

In attendance: Paul Brouha, Hank Parker, Brandon Mazur, Joe Witt, Alison Low (NVDA)

Brandon read the Sutton Planning Commission minutes from the meeting on July 6, 2015. Paul moved to approve the minutes. The minutes were approved unanimously.

The Planning Commission then resumed their review of the draft of the Unified Development Bylaws:

§404.05 will be amended to clarify what an “operating” farm is.

§407.02.B. will be amended to read “up to one full-time employee.”

§407.02.G. will be amended to read “New parking areas created to accommodate the home occupation shall be unpaved *to minimize runoff*” to better convey the purpose of being unpaved.

In §408.02.C.ii the word “equipped” will be replaced with “protected.”

In §408.02.D. the wording “without instruments” will be removed.

In §408.02.E.i. will be revised at a later date.

In §408.02.M.ii. the question was raised whether “trip generation” needed to be defined. The topic will be expanded upon based on usage patterns in Vermont and New Hampshire.

When reviewing §411 it was realized that lighting standards were not included. Alison will consult the Town of Burke on theirs and the Planning Commission will consider adding similar language.

In §413.02 will be changed to read “each recreational vehicle/travel trailer campsite” to specify that these regulations are not covering tent sites.

When reviewing §4141.01 the question was raised about an appropriate total acreage size for mobile home parks. Alison will research and advise the Planning Commission.

§507 will be moved between §503 and §504.

Paul expressed a desire that §504 include an inset diagram depicting Special Flood Hazard Area, Floodway, and River Corridor. Alison noted again that the Burke Bylaw includes this and we could do something similar.

In the table in §504 “materials” will be changed to “storage of materials.”

§505.02.B.i. will be changed at a later date.

§505.02.B.iii. building utilities, will be defined.

§505.03’s title will be changed to “Prohibited Development in Hazard Areas.”

§505.03.C. will be amended to include “and in no instance shall restrict the capacity of the floodway.”

§509.03 does not include accepted forestry practices. Alison will research and advise.

Joe moved that the meeting adjourn. Hank seconded the motion and the meeting adjourned at 8:57 PM.

These minutes prepared by Brandon Mazur, Secretary.

Approved August 31, 2015