

Sutton Planning Commission & Select Board

Minutes of Special Meeting 8-30-16

Location: Sutton Town Offices

Purpose: continue reviewing the draft Unified Development Bylaw

In attendance:

Tim Simpson, Joe Solinsky [Sutton Select Board]; Paul Brouha [chair], Brandon Mazur [clerk] Chip Devenger, Byron Savoy, Darlene Ahrens, Joe Witt [by phone] (Sutton PC/DRB); Alison Low (NVDA); Lucien Belanger

The meeting was called to order at 6:02 PM.

As the end of the review was near, Paul thanked all in attendance for their diligence in reviewing the draft unified development bylaw.

Brandon read the minutes of last meeting which occurred on 8-16-16. The minutes had some amendments made. Tim moved to accept the minutes as amended. Byron seconded and the minutes were accepted as amended.

Alison will search for a copy of Sutton's latest town survey from 2002.

In §908 D. the language “reduce access to renewable energy resources” comes from state statutes.

The 400 feet as required by §302 B. is, according to NVDA, aspirational but nearly impossible to meet. That clause will be removed and the sentence will now end with “less than 60 degrees.”

To aid in crafting §411.01 A., Paul presented his findings after a review of signs around town. After reviewing the signs, §411.01 A. will allow signs up to 18 square feet. In §411.03 A. ii. §411.03 B. iv. and §411.03 C. iii. the maximum allowable square footage area will also be increased to 18.

The Board then examined several maps depicting Lucien's property with examples of potential subdivisions: under existing zoning with 10 acre minimums and with the density-based bonus lots afforded by the draft unified development bylaw. Everyone in attendance agreed that §711.01 shall remain as written in the draft.

The meeting then moved on to a discussion of how best to engage and inform the public of their rights to review the draft before voting for adoption. Mailing every taxpayer a copy of the 72 page draft isn't feasible. Paul and Joe – as chairs – will create a schedule for public hearings, the first of which will then be warned.

The proposed new dog ordinance has been sent to VLCT for legal review and to determine the required process for adoption. . A letter was mailed through the USPS but VLCT needs an email of authorization from Joe to proceed with their review.

An update was provided regarding Joe’s progress in contacting VTrans Mapping Division (Jonathan Croft or Kerry Alley on his staff) regarding VTrans recording the 1989 Selectboard decision to throw up a portion of Town Highway 16. Joe stated he has been able to make initial contact with Kerry and has scanned and emailed her relevant documents (petition of abutting landowners, published notice or

hearing, and hearing minutes documenting there was no opposition and the Selectboard's action throwing up the road) to learn what options the Town of Sutton now has.

Chip moved to adjourn the meeting. Byron seconded and the meeting was adjourned at 7:37 PM.

These minutes prepared by Brandon Mazur.