

Sutton Planning Commission & Selectboard

Minutes of Special Meeting 2-4-16

Location: Sutton Town Offices

Purpose: to continue to review the draft Unified Development Bylaw

In attendance: Tim Simpson, Scott Spencer, Joe Solinsky (Sutton Selectboard); Brandon Mazur, Paul Brouha, Joe Witt (by phone), Darlene Ahrens, Byron Savoy, (Sutton PC/DRB); Alison Low (NVDA)

The meeting began at 6:05 PM.

There were no additions or deletions to the proposed agenda.

The minutes of the meeting on 1-19-16 were read by Brandon. The minutes were accepted as written.

Alison then began a description of how Hinesburg, Vermont administers density-based zoning. The PC and SB considered and discussed how the process would apply in various subdivision scenarios. Density-based subdivisions result in zoning permit conditions, not deed restrictions. If density-based zoning is adopted these permit conditions would become part of the Town of Sutton land records and could be tracked through time and modified should the underlying density-based zoning standards change. The difference between a zoning permit condition and a deed restriction was discussed, explained, and clarified for all.

Next, Scott discussed the possible expansion of the Village District's boundary as he had discussed it with James Seymour, the affected landowner. The north boundary would be extended east to the Nichols' driveway. The east boundary would be the Nichol's driveway and would extend south across Burke Road to the point at which it would intersect Allen and Larry Seymours' lots. It would follow their east and south lot lines and then extend to Calendar Brook Road opposite Sutton Hollow Road. Mr. Seymour, said he would consider being included in the Village District so long as there were no restrictions on his current agricultural use (agriculture is a conditional use). As another possibly affected landowner, Brandon was consulted concerning whether he did or didn't want to be included in the Village District. He declined to be included for the present. The expansion was accepted by general consensus and it was agreed the narrative description of the boundary in the Definitions Section will be modified to reflect the agreed-upon changes.

The review of the draft began again at page 11. The subject of density averaging was discussed at length. It was generally agreed upon by both the PC and SB that the language must be precise enough to prevent a subsequent landowner from further developing the acreage "set aside" after the initial subdivision.

Regarding § 207.01 it was agreed "The site plan map shall be drawn to scale" would be amended to "The site plan map shall be drawn reasonably to scale." Concern was

also expressed that items C & D were unduly restrictive and not appropriate for Sutton. It was clarified that those items, and in fact, the whole section was not new and had only been moved from Section 401 of the existing zoning regulations (in effect since August 2005). Further, it was pointed out that Section 207 applied only to other than single and two family residences (commercial structures).

The review of the draft will resume at Article III: General Provisions.

The next meeting is scheduled for Monday, February 15<sup>th</sup>.

The meeting adjourned at 8:13 PM.

These minutes prepared by Brandon Mazur, Secretary.  
Approved February 15, 2016