

Sutton Planning Commission & Select Board

Minutes of Special Meeting 1-12-16

Location: Sutton Town Offices

Purpose: to continue to review the draft Unified Development Bylaw

In attendance: Tim Simpson, Joe Solinsky, (Sutton Select Board); Brandon Mazur, Paul Brouha, Hank Parker, Chip Devenger, Joe Witt (by phone), Byron Savoy, Darlene Ahrens, (Sutton PC/DRB); Alison Low (NVDA)

Regarding Table 205.03: Road frontage in feet will be changed to 150.

Regarding Table 205.04: Alison presented reasons the PC and SB should consider preserving the Rural District. She reminded the group that desires were raised during the previous focus groups to continue and preserve certain permitted and conditional uses for that district. Eliminating the Rural District would foist unplanned uses onto other districts and add considerable vehicular traffic to them. For example, the Rural District is the only district in addition to the Industrial to include mobile home parks as a conditional use. As 5A is in the Rural District, certain small commercial uses supporting tourism and recreation (such as guest accommodations) would be permitted or conditional. Alison's recommendation is that the PC and SB consider keeping the permitted and conditional uses of the Rural District but under a new name, such as "5A Scenic Byway District." The group accepted this proposal unanimously. The "scenic byway" and "recreational" designations will be added to the purpose. Hospital and school will be removed from conditional uses.

Regarding Table 205.05: Class I Industrial will be added as a conditional use in the Working Lands District.

To be considered at a later date after consultation with outside experts (Hinesburg, VT planning and zoning staff) is the status of lands in the Working Lands District remaining after a subdivision. For example, if a farmer subdivided a small portion from a large parcel, would the restrictions governing the remaining larger parcel (minimum 25 acres) (useful primarily for agricultural and silvicultural purposes) be permanent deed restrictions or would they be reversible town "zoning" restrictions? Alison and Paul agreed to contact the Hinesburg staff to learn how it is done in that town.

The PC and SB will review Article V of the draft (and Section 313 of the existing zoning regulations) with the aim of generating questions on Flood Hazard Area management for Sacha Pealer of the Vermont ANR-DEC at our next meeting.

The meeting concluded at 7:52 PM.

These minutes prepared by Brandon Mazur, Secretary.

Approved Jan 19, 2016