

Sutton Planning Commission & Select Board
Minutes of Special Meeting 1-4-16
Location: Sutton Town Offices
Purpose: to review the draft Unified Development Bylaw

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

Chip moved Paul chair the meeting, which Paul accepted. Paul suggested we accept changes based on consensus and reminded all present that this was merely a draft under consideration. No one spoke in opposition.

Alison began the review of the draft.

Tim questioned the change of the name of the document from “zoning” bylaw to “unified development” bylaw. Alison explained that one of the document’s goal was to avoid redundancy and practice concision – to make all land use definitions consistent and in one location. “Unified” references only the bylaws, not their unanimous acceptance by the public.

Regarding §102 A. and B.: Paul expressed a desire to not use both the names “Sutton Municipal Development Plan” and “Sutton Town Plan” so “Town Plan” was adopted and will be used consistently throughout the document.

Regarding §201: As many portions of the Rural District have been superseded by other, newer district designations, the Rural District will be removed from the draft.

Regarding Table 205.01, lines 39-41: In the Village District, minimum lot area in square feet will be changed to 20,000 and road frontage in feet to 100.

Regarding Table 205.01: The possibility of changing the Village District boundaries was discussed and will be reconsidered in the future after the potentially affected landowners have been consulted.

Regarding Table 205.05: Class 1 Industry and Commercial Use will be added as Conditional Uses in the Working Lands District.

The next special meeting was set for 6 PM on Jan 12, and the following on Jan 19.

The meeting was adjourned at 8:25 PM.
These minutes prepared by Brandon Mazur.
Approved January 12, 2106

