

Sutton Planning Commission
Minutes of meeting June 22, 2015
Sutton Town Offices

In attendance: Paul Brouha, Hank Parker, Brandon Mazur, Chip Devenger, Mark Barrett, Alison Low (NVDA)

The meeting began at 7:13 pm.

Paul introduced Chip Devenger, who has retired and returned to Sutton.

Brandon read the Sutton Planning Commission minutes from the meeting on May 11, 2015. Paul moved to approve and the minutes were approved unanimously.

Mark submitted a letter of resignation from the DRB during the meeting. Paul moved to accept Mark's resignation. Hank seconded and Mark's resignation was accepted unanimously. His long service was recognized even as he explained he could no longer divert time from his farming activities.

Paul presented a letter from Jon Kaplan, Bicycle and Pedestrian Program Manager from Vermont's Highway Division's Municipal Assistance Bureau soliciting applications for projects to improve access and safety for bicyclists and pedestrians through the planning, design, and construction of infrastructure projects. Brandon noted that roads in Sutton that currently see cycling traffic and could stand to be improved are 5 and 5A. The Planning Commission expressed no desire to submit a proposal but will revisit the idea in the future.

The Planning Commission then continued its review of the draft of the Unified Development Bylaws, beginning at § 209. Alison again led a walkthrough of the draft. The following changes were suggested and points of concern raised:

Paul again expressed a desire to incorporate a "tired iron" regulation into the zoning regulations. Alison advised the Planning Commission that their desire would be most effectively met as a separate, freestanding ordinance. The facts that an accumulation of junk cars is not necessarily connected with a commercial enterprise and that they pose a pollution risk give such an ordinance weight. She suggested Sutton examine the ordinance adopted by the Town of Burke.

Regarding wastewater treatment, Paul asked if we should add a State statutory reference in § 401.1. Alison agreed and will make the change.

On the subject of § 401.02, Alison asked if the Planning Commission would like to treat new construction of an accessory dwelling as a conditional use. The advantage

of this would be to ensure the construction meets accepted standards. The Planning Commission chose to leave the language as it appears in the draft.

On the subject of § 406, Alison reminded the Planning Commission that group homes are afforded wide protections.

Hank questioned if § 408.02 A. i. should be specified as “gross floor area”. Alison will add that clarification.

Paul asked the Commission to consider keeping the draft’s noise pollution decibel limits in abeyance, as he is awaiting advisement from Les Blomberg of the Noise Pollution Clearing House.

The review of the draft will resume at § 410. Hank suggested that members of the Planning Commission submit written comments on the draft ahead of meetings to expedite the draft’s review.

The meeting was adjourned at 9:05 PM.

These minutes prepared by Brandon Mazur, Secretary
Approved July 6, 2015