

Sutton Planning Commission & Select Board

Minutes of Special Meeting 6-7-16

Location: Sutton Town Offices

Purpose: continue reviewing the draft Unified Development Bylaw

In attendance:

Tim Simpson, Scott Spencer (Sutton Select Board); Brandon Mazur, Paul Brouha [chair], Darlene Ahrens, Hank Parker(Sutton PC/DRB); Alison Low (NVDA); Kirsten Sultan (Natural Resources Board, District 7 Environmental Commission); Lucien Belanger

The meeting was called to order at 6:01 PM.

Brandon read the minutes of the Special Meeting 5-31-16. Scott moved to accept them as corrected. The motion was seconded by Hank and they were accepted.

The review of the draft resumed at §409.06.

§409.06 shall be amended to read “Blasting shall not be conducted within 1,000 feet of residential and commercial structures (including wells and springs). Blasting may be conducted by licensed and insured professionals, who shall submit a plan in accordance with all State and federal regulations, and which shall consider and inventory structures (including wells and springs) within a minimum of 1,000 feet of blasting operations. The applicant must notify in writing all affected property owners within a minimum of 1,000 feet of the blasting operations.”

In §409.07 “residential property” shall be changed to “residence.”

In §409.08 “at the expense of the applicant” shall be inserted after “study”.

To §409.09 “Pursuant to State regulations,” shall be added and “in accordance with state regulations” shall be removed.

In §409.10 “usable” shall be amended to “usable and vegetated”

To §409.10 C. the sentence “Typical grading shall not exceed one (1) vertical to two (2) horizontal feet.” shall be added.

To §409.10 E. “The DRB reserves the right to require safety measures for any remaining standing bodies of water” shall replace the last sentence.

To the end of §409.11 will be added: “A general approach may be to require a financial guarantee of an amount per acre of unreclaimed area.”

Within §400.12 A. “100” shall be changed to “1,000”

To §409.12 B. shall be changed to “Non-commercial use associated with normal agricultural and/or forestry operations on the property or on another property in common ownership.”

From §409.12 C. “or for a public road maintenance or improvement project” shall be removed.

§409.13 B. shall be changed to “The project remains in compliance with Act 250”

§409.13 C. shall be changed to “The amount of unreclaimed land is not increased”

§409.13 G. shall be amended to “50 feet of wetlands, 100 feet of streambanks”

§409.13 H. shall be amended to read “Site reclamation plans are developed and submitted for approval by the Development Review Board to restore natural land contours, to prevent adverse impacts, to maintain drainage patterns, and to revegetate areas where extraction has been completed. The DRB may require a schedule for implementation of the reclamation plans.”

§409.13 I. shall be created. It shall read “If an inspection by the Zoning Administrator determines the above conditions are not being met the owner may be required to apply for a permit under regulations currently in effect.”

The review of the draft will resume at Article VI: Non-Conforming Uses and Structures. Scott made a motion to adjourn the meeting. Hank seconded. The meeting was adjourned at 8:07 PM.

These minutes prepared by Brandon Mazur, secretary.