

Sutton Planning Commission & Select Board

Minutes of Special Meeting 3-7-16

Location: Sutton Town Offices

Purpose: continue reviewing the draft Unified Development Bylaw

In attendance: Tim Simpson, Scott Spencer, Joe Solinsky (Sutton Select Board); Brandon Mazur, Paul Brouha, Hank Parker, Darlene Ahrens, Chip Devenger, Joe Witt (by phone), Ron Trembley (Zoning Administrator), Mary Lou Lamont (ZA in training) (Sutton PC/DRB); Alison Low (NVDA); Lucien Belanger, Darrell and Karen DeGreenia, Drew Grieves

The meeting began at 6:03 PM.

The Bean Pond land purchase proposal by the State of Vermont and Repurposing the Grange Hall were added to the proposed agenda under New Business.

Brandon read the minutes of the meeting on 2-15-16. The minutes were accepted as written.

Tim moved to remove from the table the discussion about §401.02 A. and B. since Alison was present. Darlene seconded. Motion passed. Alison clarified the language of §401.02 A. and B. for all present. §401.02 A. will have "with a habitable floor area less than or equal to 1,000 square feet" omitted. §401.02 B. shall be stricken. As this now negates the need for separate A. and B., it will be simply §401.02 and read "The maximum habitable floor area for an accessory dwelling shall not exceed 50% of the primary dwelling."

The review of the draft then resumed at §407.03.

Joe Witt joined the meeting by phone at 6:40 PM.

In §407.03 B. "40%" shall be changed to "60%" and "minor" shall be removed.

In §407.03 F. "parking shall not be on front lawns" will be removed.

§407.03 G. will be removed.

In §407.03 H. shall be changed to read "Commercial vehicles or equipment associated with the home-based industry shall be parked as unobtrusively as possible."

In §407.03 L. "minor and" will be removed.

The review of the draft will resume at §408.

The meeting then moved on to New Business.

Brandon presented a letter to the members of the Selectboard expressing his interest in the position of Town Clerk & Treasurer should the need arise between now and next year's Town Meeting Day.

The next meetings will be April 19 and 26, 2016.

The proposed purchase of land around Bean Pond in Sutton by the State was discussed next. Scott pointed out that a private sale would earn Sutton more tax revenue than a sale to the State. Scott would like to know, before approving a sale to the State, what the current taxes are and what the payment-in-lieu of taxes by the State would be.

The repurposing of the Grange Hall was discussed next. Paul asked the Selectboard for specific guidance concerning what "numbers" they want. Scott stated that, in his request for information, Joe should ask for the cost of a new foundation for a single story building adjacent the lower parking lot of the school as well as what it would cost to move the building onto the new foundation.

Paul made a motion to adjourn. Chip seconded. The meeting adjourned at 7:54 PM.

These minutes prepared by Brandon Mazur, Secretary.