

Minutes of Meeting  
Sutton Planning Commission  
May 23, 2017  
Sutton town offices

In attendance:

Paul Brouha, Hank Parker, Chip Devenger, Brandon Mazur, Lucien Belanger, Darlene Ahrens, Byron Savoy (Sutton PC/DRB); Alison Low (NVDA)

Brandon read the minutes of the DRB hearing on February 14, 2017. Chip moved to accept the minutes as written and posted. Byron seconded. The minutes were accepted as written and posted.

Paul raised the need to consider and accept administrative procedures and forms corresponding with the new Unified Development Bylaw. The present system comprises copies of permits issued each year, each in a 3-ring binder, with a table of contents. These binders are stored in the vault. As these are part of the permanent land records Hank suggested scanning the archived permits to have an electronic backup. Paul reported that he had spoken with Alec Weinhagen, Hinesburg, VT Director of Planning and Zoning about how to keep track of subdivision permits which employ the new density-based standards. Alec recommended simply noting how the standards apply in the permit Findings of Fact and then making a list of such permits which cross-reference to the appropriate entry in the table of contents of the annual binders. That way the Town of Sutton Zoning Administrator or other persons doing title searches can easily learn what restrictions are in force. There was general agreement to set up this system with the zoning administrator and Town of Sutton office staff.

The Commission then reviewed the Select Board's actions on the Keizer's requested zoning revisions.

Alison then presented the PC with new printed maps of Sutton's zoning districts. A large copy was posted on the wall in the meeting room over the old map and will be available there for viewing. Smaller versions were shared among members of the Commission and will be posted on the Town of Sutton website for public review.

As Joe Witt was absent, his update regarding the Grange Hall re-purposing was deferred.

The meeting then moved on to new business. The PC reviewed, discussed, and prioritized task options to present to the Select Board: the Town roads erosion inventory mandated by Act 64 (an act related to improving the quality of state waters), Act 174 energy planning, a junk ordinance, and repurposing the Grange Hall.

Sutton has received a "Category A" road erosion inventory and capital budget planning grant from Better Roads. A partnership with NVDA Transportation Planner Doug Morton is envisioned to complete this task. Alison educated the Commission on Act 174 energy planning, which included going through an NVDA-prepared town Energy Profile. Completing the voluntary planning process based on that profile, if approved by the Department of Public Service, would result in Sutton being granted "substantial deference" instead of "due consideration" in any Public Service Board Section 248 energy project review. It would also result in home energy efficiency and roof-top solar system initiatives. The Planning Commission discussed the feasibility and merits of refining/validating the data included in the Energy Profile. Alison suggested soliciting townspeople to form an Energy Committee to aid in the creation of the energy plan which would be included in and amend the Town Plan. Byron suggested

that it be a subcommittee of the PC/DRB to ensure effective coordination. It was agreed members of that body should have expertise in solar energy systems, engineering, home construction, and education. Finally, it was agreed trying to manage junk around town as simply a land use issue subject to an ordinance may not be effective as it is also a health issue as well as an issue of personal choice. Figuring out appropriate enforcement of any junk ordinance is key.

It was agreed Paul will tell the Selectboard the Grange Hall is presently on the back burner pending Joe Witt's availability and that a junk ordinance is ultimately not simply a planning issue. He will propose to them that the roads erosion inventory and Act 174 energy planning are topics on which meaningful progress can be made.

Chip moved to adjourn the meeting at 7:28 PM. Byron seconded and the meeting was adjourned.

These minutes prepared by Brandon Mazur, secretary.