

Sutton Planning Commission & Select Board
Minutes of Special Meeting 5-3-16
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 [chair], Darlene Ahrens, Chip Devenger, Byron Savoy, Hank Parker, Joe Witt (by phone), Ron Tremblay [Zoning Administrator](Sutton PC/DRB); Alison Low (NVDA); Lucian Belanger

The meeting was called to order at 6:04 PM.

Brandon read the minutes of the Special Meeting 3-7-16. They were accepted as written.

Tim requested a discussion of the minimum lot size in the Village District and its relation to agriculture as a conditional use. Potential conflict between well water and neighboring livestock motivated him. As agriculture is a conditional use in the Village District and the State of Vermont enforces well shields, the Planning Commission does not foresee this being a problem.

The review of the draft unified development bylaw resumed at §408. Alison clarified the differences between class I and II industrial uses.

The appropriateness of including On-Farm Processing within §408 L. ii. was raised by Hank, so as a result the words “and On-Farm Processing” will be removed. To the definition of “On-Farm Processing” will be added “...for purposes of this definition, this activity does not include composting.”

§408 M. i. shall be changed to read “Class I Industrial uses shall have no more than three (3) semi-truck deliveries per day.”

To §408 M. ii. “Delivery” shall be changed to “Semi-“

The review of the draft will resume at §409 on May 17, 2016.

The meeting adjourned @ 9 pm by general agreement.

These minutes prepared by Brandon Mazur, Secretary