

Sutton Planning Commission  
October 27, 2014  
Sutton Town Offices

Attendees: Sutton Planning Commission (Paul Brouha, Jeff Norris, and Joe Witt--by phone), Alison Low and Gail Aloisio, NVDA Planners

Paul Brouha opened the meeting at 7:05 PM. He first asked for any additions or deletions to the proposed agenda. Paul then asked if any corrections were needed on the draft of minutes from the Development Review Board's meeting on October 6, 2014. None were suggested. Joe Witt made the motion to accept which Jeff Norris seconded. The minutes were accepted as written.

The meeting then moved to the status of the Grange Hall feasibility study grant application. Paul noted the application's status is currently ambiguous. Paul noted he has placed several phone calls and only one was returned, when he was not present to take it. No action he knows of has been taken. Joe Witt asked if Sutton's Planning Commission had any alternative trajectories available. Alison Low suggested the Preservation Trust as a potential avenue, since their specialty is making an action plan for stabilizing an historic structure. Joe Witt wondered if Sutton's Grange Hall might not qualify since we intend to move the building's location. Alison noted that as long as the historic integrity of the structure is not altered, moving it should not disqualify the Grange Hall from consideration.

Next, Gail Aloisio began her presentation of computer-generated overlays for working lands maps for Sutton. She identified the question "which lands in Sutton are most valuable to protect for agriculture and forestry viability?" as directing the initiative overall. Applied selection criteria included large contiguous coverage, highly productive soils, and lands without permanent agricultural or forest protections or abutting permanently conserved land. Maps were shown with data on forested parcels over 25 acres, soils, conserved lands (either public or the Vermont Land Trust), and lands enrolled in Current Use for forestry production. Paul expressed concern over the necessity of keeping the map's representations of these as simplified as possible for display in a public forum and all present discussed varied methods to achieve this and the merits of each. Alison Low suggested removing some criteria as a means of producing a more easily understandable map. Joe Witt suggested displaying those areas Sutton wants to encourage development in the map's next iteration (excluding the village, residential, and commercial/industrial areas for simplicity's sake). It was asked by Alison Low if the Planning Commission desired to include uplands that attenuate flood or storm water runoff in the map. Paul and the Commission agreed that including this as a criterion would also mean holding Sutton's residents to it, which might be counterproductive to development. Paul expressed a desire to revisit this map when more members of the Planning Commission were present. Alison Low agreed to add Gail's subsequent work to her presentation.

The meeting then moved onto the status of draft Zoning and Subdivision Applications. Paul Brouha shared with the Commission that Hank Parker let him know he has not yet met with Ron Trembley but thinks he can do that after the upcoming election. There is no advancement on new draft of the Zoning and Subdivision Application to report.

The meeting then moved onto new business. Paul Brouha distributed and read the text of the Progress Report on the NVDA map to the Commission. Paul noted the completion of the Progress Report would allow the Commission to draw up to 70% of the grant to pay NVDA. Acting as Chair, Paul Brouha signed an amendment to the Cooperative Agreement for the reason that Agency of Natural Resources has not finished its work as projected by the original schedule.

Joe Witt moved to adjourn the meeting at 8:22 pm. His motion was seconded by Jeff Norris and approved.

These minutes prepared by Brandon Mazur, Secretary

Approved, November 18, 2014