

Minutes of Unified Development Bylaw Review Hearing
Sutton Planning Commission
November 3, 2016
Sutton School Multipurpose Room

In attendance:

Paul Brouha, Hank Parker, Chip Devenger, Brandon Mazur (Sutton PC/DRB); Joe Solinsky (Sutton Select Board); Alison Low (NVDA); Carol Brouha, Ron Trembley, Gwen Kinny, Hayden Tanner Jr., Drew Grieves, Ruth Hermida, Garrett Keizer, Kathy Keizer

The meeting began at 6:05 PM.

Chip welcomed all present and outlined the agenda. He explained that Town Plans are updated every eight years and express the intent of the townspeople and that zoning bylaws are updated as needed to reflect the people's wishes.

Paul gave a history of the development of the draft unified bylaw. He reminded those present that the draft strives to keep Sutton “the way it is” as stated in the Town Plan. The draft is an implementation of the intent of the Town Plan; zoning bylaws are how we can all get along with each other. Paul next showcased a map of Sutton's existing Zoning Districts and the proposed new Districts. He also described several other substantive changes included in the draft: signage, floodplain protection, and earth extraction.

Next, Alison Low presented a PowerPoint presentation titled “Balancing the 'Pretty and the Practical.” The presentation detailed how the draft bylaw addresses the goals of the Town Plan. Each new proposed District and its purposes was explained. The “rural sprawl” effect of 10-acre minimum lot sizes and the advantages and alternatives offered by clustered and density-bonus lots were discussed.

Hank Parker then guided attendees through hypothetical “real-world” subdivision examples based on Lucien Belanger's property.

Drew Grieves expressed concern that the proposal would create incentives for development and discussion ensued regarding whether a bylaw, as opposed to economics, would drive such development. A consensus emerged that should development occur a strategy to preserve working lands was essential to maintain the rural character of the town.

The meeting adjourned at 7:15 PM

These minutes prepared by Brandon Mazur, secretary
Planning Commission approved November 17, 2016