

Sutton Planning Commission
Minutes of meeting October 10, 2016
Location: Sutton Town Offices

In attendance:

Sutton PC: Paul Brouha (chair), Brandon Mazur, Chip Devenger, Darlene Ahrens, Lucien Belanger, Byron Savoy, Alison Low (by phone)

Paul called the meeting to order at 6:04 PM.

Brandon read the minutes of the meeting on 9-26-16. The minutes were accepted as written and read.

Paul presented new maps depicting the zoning districts of Sutton developed in collaboration with the Select Board. Several changes were considered.

The Commission then discussed the relative merits of the southern part of rte. 5A being zoned as part of the Industrial District versus within the Scenic District. Members reviewed the permitted and conditional uses in the draft's Scenic District and found many uses are allowed. Chip moved to keep all of rte. 5A as a Scenic District. Byron seconded and the motion carried.

Paul entertained a motion to extend the Residential Zone on Station Rd. to US Route 5. Byron moved and Chip seconded it. The motion carried.

Darlene moved to amend the minutes of February 4th, 2016 to read as follows in the second sentence of the third paragraph: "the east boundary would be the Nichols' driveway and would extend south to Burke Road and then south to the intersection of Calendar Brook and Sutton Hollow Roads." The change will result in the boundary passing through the Seymours' lots. Lucien seconded the motion and it passed.

Paul will consult with Frank Maloney of NVDA to create updated maps.

The meeting then continued on to new business. First, the Commission considered confirming the text of the Planning Commission Informational Meeting and Public Hearing notice. After the draft was read Byron moved to accept the draft as written. Chip seconded the motion and the text of the draft notice was confirmed.

The next item of new business was confirming the schedule of events for the Informational Meeting and Public Hearing. Alison had, in the past, produced a "User's Guide" to the bylaw for increasing the public's understanding. Alison asked if the Commission intended to have that document present at the Informational Meeting. Lucien also volunteered to have maps of his property depicting potential subdivision arrangements to help aid public understanding. Alison suggested the meeting begin with a history of the draft's development, continue with an overview of the major changes, presentation of PowerPoint slides, the real-world example of new subdivision rules using Lucien's property, and end with discussion and questions. Paul will call Amy Ash Nixon to help publicize it. Members of the Zoning Board will also get the word out. Paul volunteered to document the Commission's compliance with Municipal Bylaw Adoption procedures.

Lucien expressed his opinion that Paul deserves a big thank you for shouldering most of the work of the draft process. Paul thanked him and said Alison deserves just as much thanks.

The meeting was adjourned at 7:00 pm.

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