

Sutton Planning Commission  
Minutes of Meeting of September 28, 2015  
Location: Sutton Town Offices

In attendance: Hank Parker, Chip Devenger, Byron Savoy, Joe Witt (by phone), Alison Low, Darlene Ahrens

The meeting was convened at 7:04 pm, with a quorum in attendance. Darlene Ahrens was introduced to the group. Darlene was asked by Paul Brouha to consider applying to be an alternate to the Planning Commission and Development Review Board. She is attending the meeting to learn more about the committee's work.

Byron moved to accept the minutes of the August 31, 2015 meeting. Chip seconded. Chip then suggested that the minutes be amended to reflect discussion prior to convening the 8/31 meeting about a potential zoning violation on Calendar Brook Road. After additional discussion it was agreed that the minutes would not be amended at this point, but that Hank would raise this issue with Paul (**Note: Hank did this subsequent to the 9/28 meeting; Paul will discuss this at the next commission meeting**). The minutes were then unanimously approved.

Chip suggested that the agenda be modified to include Old and New Business. The agenda was modified accordingly.

The meeting then moved on to a continuing review of the revision to the Unified Development Bylaw, Town of Sutton, Vermont. We began with Hank's proposed revisions to S. 702 through S. 704, revised to ensure consistency with Sutton's Subdivision Permit Application requirements. We then moved to S. 712 (where we had stopped at the 8/31 meeting). We completed the review of the revised regulations, noting several proposed changes, additions, and deletions to the latest draft. Hank agreed to incorporate these proposed changes, using Track Changes format, in another revision to the draft bylaws, prior to the next meeting.

Pursuant to expressions of concern by Chip and Byron, the group then held a lengthy discussion about the desirability of making the bylaws as user-friendly as possible. The consensus was that it would be useful to have a summary of the bylaws, along with a flow chart that defined key procedures for applicants, to accompany the bylaws (necessarily detailed to reflect statutory requirements).

There being no additional old or new business, Joe moved to adjourn the meeting. Chip seconded. By unanimous agreement, the meeting was adjourned at 9:00 pm.

Minutes prepared by Hank Parker; Approved October 13, 2015