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Sutton Planning Commission
Minutes of meeting on 9-26-17 6:00 PM
Sutton Town Offices

In attendance: Paul Brouha (Chair), Chip Devenger, Darlene Ahrens, Byron Savoy, Lucien Belanger, Brandon Mazur, (Sutton PC); Joe Witt, (Sutton ZA), Alison Low (NVDA); Rich Nicol

The meeting was called to order at 6:00.

There were no additions or deletions to the proposed agenda.

Brandon read the draft minutes of the June 27, 2017 Planning Commission meeting. The minutes were accepted as read and written.

Hank and Joe have completed revised building permit and subdivision applications. Paul will post these documents on the town's website.

Paul updated the PC about the Roads Erosion Inventory (Act 64). Doug Morton, NVDA has worked with Sutton Road Foreman to select project (s) for immediate funding. He will do the complete inventory next year, which will produce a prioritized list and proposed capital budget so that the town knows what to expect to spend on an annual basis.

A VLCT attorney reviewed Sutton's original nuisance junk ordinance from 1997 and found it to be far-reaching. VLCT sent the Sutton PC a model ordinance regarding the disposal of solid waste. The PC agreed to draft a revised ordinance for PC and Selectboard (SB) consideration. Chip, Byron, Darlene and Lucien volunteered to modify VLCT's model to produce a draft for the Sutton PC and SB to review in January.

Joe Witt (current ZA and past PC member) was contacted via phone next. Joe shared what he has learned about moving the Grange Hall. He has spoken with a building mover about jacking up, turning the building, and moving it uphill to the edge of the school parking lot. After tree removal and site excavation, a poured, 8 foot foundation would be constructed to go under the building. Once moved onto the foundation, grading and drainage improvements will be needed around the building. With a summer 2018 project in mind, Joe has received prices from local contractors for all phases of the project. He was quoted \$50,000 to move the building. The excavation, drainage, backfill, removal of the old foundation, and tree removal will be \$30,000. The price of a new concrete foundation will be \$35,000. Joe estimates \$20,000 for new, upgraded electrical wiring and systems, \$20,000 to upgrade or replace the heating system, \$10,000 for miscellaneous, unforeseen expenses that will surely arise, and \$10,000 for clerking and supervision, for a total of \$175,000. The PC will now begin searching for grants. Chip suggested that since effective outreach means happy neighbors, the PC should consider notifying adjacent homeowners of what the project will entail. Chip also asked who owns the property at this point; will the school board need to be involved? Finally, Joe updated the PC on what he learned at a meeting he recently attended regarding flood hazard area zoning.

The PC then considered the draft charter for the Sutton Energy Planning Subcommittee. Rich Nichol and Byron, as subcommittee co-chairs shared a draft charter with the PC. Rich stated that drafting an energy plan that conforms and responds to Act 174 was only one of many objectives listed in the draft.

The PC agreed gaining “substantial deference” from the state of Vermont was an objective. Alison stated that the opportunity presented here is also to gain real data that benefits people, to educate, and to reach out to the community. As an example, she suggested that electric-powered school buses be used in Sutton. She also suggested the subcommittee create more accurate solar mapping, and generate community involvement to implement the energy plan. The PC confirmed that there are myriad other benefits to the town potentially represented by this subcommittee's work. Paul entertained a motion to review or adopt the draft charter. Darlene moved that PC members review the draft for a month, forward suggestions to Rich, and be prepared to discuss at the next meeting. Byron seconded. After discussion, the motion was accepted.

The PC considered an amendment to the Unified Development Bylaw clarifying district purpose language by adding “natural resource-based” to the Working Lands District and adding campgrounds as a conditional use in the Scenic District. Byron moved the PC direct Paul to draft the amendments page to present to the PC and SB for consideration and adoption. Darlene seconded. No discussion was needed, and the motion passed.

Paul reviewed the Zoning Administrator and Assistant Zoning Administrator stipends for the PC to consider adequacy and equity ahead of his presentation of the issue to the Selectboard. Joe has amassed about 60 hours and Brandon has 4.5. The stipends are equal. Paul will propose to the SB that they transfer the balance of the ZA stipend to Joe, as well as unused travel and training budget.

Byron moved to adjourn. Chip seconded. The meeting adjourned at 7:33 P.M.

These minutes prepared by Brandon Mazur, clerk