

Members Present: Greg Heyer, Scott Carpenter, Martha Varney, Richard Wimble

Public Present: Amber Soter, ZA, Brad Docheff, Town Manager

7:02 PM – G. Heyer called the meeting to order.

7:03 PM- M. Varney made a motion to approve the minutes from January 15, 2019. **S. Carpenter** 2nd. All in favor.

There was discussion prompted by the Zoning Administrator about appointing an acting Zoning Administrator in her absence if deemed necessary. This would have restrictions. It is helpful in time sensitive matters like real estate transactions. A. Soter felt that Patricia McNall (the Town's assessor) would be most suited for this job. There was discussion and a recommendation was made. A copy of the recommendation letter can be requested at the Town Office.

7:10 PM- M. Varney made a motion to recommend Patricia McNall to the Selectboard as Acting Zoning Administrator. **R. Wimble** 2nd. All in favor.

Brad Docheff was there to observe and express some ideas while the PC is amid re-writing their regulations. One thing he wanted to discuss were some real life examples of how some of our regulations may be getting in the way of Town Plan goals. For example, business's that are in the residential district that can't expand or add additional uses based on the restrictions of the districts they are in.

There was much discussion on possible over lay districts, waivers and enlarging/tweaking the uses chart to allow for conditional uses in most districts on all items. Discussion also included possibly adding language that would allow the DRB to ask for site plan if deemed necessary.

Waivers were also discussed in terms of setbacks and other permitting issues that may come up.

There was discussion about cell phone towers and allowing growth in areas that have no service.

The Planning Commission hopes to schedule a joint meeting again with the DRB and the Selectboard for mid-late March.

Discussion about prioritizing regulation changes so we can keep things moving forward. Waivers, accessory dwellings and road standards were at the top of the list or items to work on.

The next Planning Commission meeting will be February 5, 2019 .

9:05 PM – M. Varney moved to adjourn; **R. Wimble** second. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____
For the Planning Commission

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These minutes are unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.

DRAFT