

**Members Present: Martha Varney, Mark Hunziker, Mark Kane, Greg Heyer**

**Public Present: Greta Brunswick, NRPC, Newt Garland, Amber Soter, Zoning Administrator**

7:03 PM- **G. Heyer** called the meeting to order.

Discussion regarding letter from Leon Beliveau regarding definition of “duplex”. It was discussed about asking Leon Beliveau if he would like to schedule a time to talk to the Planning Commission. The Board directed the ZA to contact Mr. Beliveau to arrange for him to meet with the Board at an upcoming regularly-scheduled meeting for discussion

7:25 PM – **M. Hunziker** moved to approve the minutes from December 15, 2015; **M. Kane** 2<sup>nd</sup>. All in favor.

7:26 PM – **G. Brunswick** presented the revisions to the proposed Zoning Bylaw that established screening standards for Ground-Mounted Solar Electricity Generation Plants (GMSPs). It was advised that a public hearing is required for all Bylaws and this will stay in the proposed bylaw. The screening regulations of the Fairfax Development Regulation will need to be updated as well. It was suggested to adopt this bylaw and make any regulation changes concurrently. Minor revisions were suggested and **G. Brunswick** will send over the proposed bylaw with changes.

8:12 PM – **N. Garland** engaged in a discussion regarding the energy committee, who represents Fairfax and that he has been attending the meetings. He went to a conference in Fairlee about Energy and discussed how informative it was. He and **G. Brunswick** will discuss with Taylor Newton who holds the meetings about our Town’s involvement and who represents the town currently.

8:20 PM – Brief discussion on the MPG that was awarded and the next steps. This can be tabled until the New Year.

8: 27 PM – Discussion of proposed regulation changes included sign discussion. Discussion on where and how to apply certain regulations. The Planning Commission is in favor of differentiating the Growth Center from all other parts of Towns with the sign regulations. A draft proposal of the revised regulations will be created. Discussion also consisted of; limiting how bright signs can be, can they be internally illuminated, where to allow internally illuminated, and ground mounted or top mounted light.

The Planning Commission’s next scheduled meeting is January 5, 2016.

9:25 PM- **M. Hunziker** moved to adjourn; **M. Varney** 2<sup>nd</sup>. All in favor.

Respectfully submitted,  
Amber Soter, Zoning Administrator. Planning and Zoning Assistant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Planning Commission

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