

## LANDGROVE PLANNING COMMISSION

Minutes of Meeting  
May 10, 2017

### **Attending:**

Charles Sweetman

Jerald Hassett

Harry Lux

Michael Morfit

Hal Wilkins (Zoning Administrator)

The meeting was called to order at 5:03 pm, with 4 Commissioners and the Zoning Administrator present.

### **1. Final Revision of Zoning By-Laws**

For almost one year, the Commission has been working with the town's Zoning Administrator and our consultant, Catherine Bryars (Bennington County Planning Commission) to revise the Zoning By-Laws. At this meeting the Commission reviewed and unanimously approved the final revisions.

The next steps (and estimated timeframe) to final adoption of these revisions are as follows:

- Planning Commission warns and holds public hearing on proposed revisions (scheduled for Thursday, June 15, at 4:00 pm in the Town Hall);
- Incorporating inputs as appropriate from the public hearing, the Planning Commission forwards a final draft to the Select Board for their consideration (June-July);
- Select Board warns and holds public hearing on final draft (July-August);
- Incorporating inputs as appropriate from this public hearing, the Select Board adopts final version of the new Zoning By-Laws (August-September);
- New By-Laws go into effect (September).

### **2. Revision of Zoning Application Forms**

The Commission unanimously approved a proposal from the Zoning Administrator to establish the same application fee (\$100) for both commercial and residential properties.

### **3. Application of Tim and Ann McClaran (24 Jacquith Road) – Subdivision**

The hearing on this application was opened by the Chair at 5:27 pm. The warning notice of the application was read. The Chair invited Commission members to announce any conflict of interest with this application. None was identified.

The applicants were not in attendance and there were no witnesses or members of the public asking to speak on this application.

The Zoning Administrator reported that this application seeks to revert the original boundaries of two properties that had been joined. The proposed new boundaries are exactly the same as the earlier boundaries. If approved, the resulting two parcels would meet all zoning and by-law requirements. The Zoning Administrator has no information about any plans beyond this subdivision to revert to the original configuration. Abutting property owners have been duly notified of this application and no comments, questions or objections have been received.

The Zoning Administrator observed that the application included a survey from 1976. To meet current state filing and property registration requirements, an updated survey is required.

**4. Deliberative Session.** The Commission moved into deliberative session at 5:40 pm to discuss this application.

**5. Commission Action.** The Commission came out of deliberative session at 5:40 pm and unanimously approved the application as presented with the following condition:

- Applicants are asked to complete a new survey that meet state requirements and a Mylar map to be filed with the Town Hall.

The Commission legally has up to 45 days to provide a formal response to an application, but past practice suggests that they will probably receive notice in about 14 days.

**6. Revised Town Plan.** State law requires that the town review and update its town plan every 5 years.

Using inputs from our consultant, Catherine Bryars (Bennington County Planning Commission), the Commission began its review the current town plan to identify areas where modifications will be require (for example, to ensure consistency with the new Zoning By-Laws).

Bryars report to the Commission raised the question of the area at the head of Carpenter Brook. If it is not currently designated as a Class 1 wetland, is this something that the Commission would like to consider pursuing? It was agreed that this question will lay over pending further investigation of the implications of such a designation.

The discussion of revisions needed for the new town plan will continue at the next Commission meeting in June.

The Commission adjourned at 6:40 pm to reconvene for further business at 4:30 pm on **Thursday, June 15, 2017 at 4:30 pm**. [Note: this meeting is one day later than originally planned in order to accommodate scheduling conflicts of Commission members.]