**LANDGROVE PLANNING COMMISSION**

Minutes of Meeting

June 15, 2017

**Attending:**

 Charles Sweetman Michael Mole

 Jerald Hassett Harry Lux Michael Morfit

 Hal Wilkins (Zoning Administrator)

The meeting was called to order at 4:05 pm, with 3 Commissioners and the Zoning Administrator present. (Two Commission members arrived later.)

**1. Public Hearing on Revision of Zoning By-Laws**

Pursuant to 21 VSA, §§ 4441, 4442, 4444, and 4447, the Landgrove Planning Commission duly warned that it would hold public hearing for the purpose of receiving comments regarding proposed revisions to the Landgrove Zoning Bylaws (adopted 13 July 2006 and updated in Fall 2016).

A complete set of the proposed revisions has been posted on the town website and hardcopy has been available through the Town Clerk. These revisions have been developed with the technical assistance of Catherine Bryars of the Bennington County Regional Commission, for which the town is very grateful.

No members of the public attended this hearing. Nor have the Planning Commission, Select Board or Town Clerk received any comments or concerns from the public.

The public hearing was adjourned at 4:15 pm.

**2. Bennington Country Regional Commission (BCRC) Consultation**

In accordance with Vermont statutory requirements, the Commission was requested to provide feed-back to the BCRC regarding their support for the revision of the Zoning By-laws and other matters over the past year. The Commission expressed great appreciation for the technical assistance from Catherine Bryars. There were several suggestions about ways that the BCRC might strengthen training programs, particularly for new members of town planning commissions.

**3. Decision on Revised Zoning By-Laws.**

A quorum being present, the Planning Commission meeting was convened at 4:39 pm.

With no members of the public attending the duly warned hearing and no comments received from the public, the Commission approved the revised Zoning By-Laws. This document will now be sent to the Select Board for their consideration. The Select Board will warn and hold public hearing on this final draft. Incorporating inputs as appropriate from this public hearing, the Select Board is expected to adopt a final version of the new Zoning By-Laws, which will come into ten days later.

**4. Revised Town Plan.** As noted in previous Commission meetings, Vermont state law requires that the town review and update its town plan every 5 years.

With inputs from our consultant, Catherine Bryars (Bennington County Planning Commission), the Commission continued its review of the current town plan to identify areas where modifications are required. These include updating information on work and employment, land and housing.

With these updates/modification, the Commission approved the revised Town Plan. The final text will be submitted to the Select Board for their consideration and approval.

The Commission adjourned at 6:40 pm.

(Because there are no pending or anticipated actions for the Commission, it is expected that we will not meet on 12 July, as originally scheduled.)