**LANDGROVE PLANNING COMMISSION**

Minutes of Meeting

October 20, 2022

**Attending:**

 Harry Lux Jeff Cleary

 Ryan Foster Michael Morfit

 William Goodwin (Zoning Administrator)

 Bennington County Regional Commission

 Catherine Bryars

The meeting was called to order at 5:29 pm, with a quorum of 4 Commissioners and the Zoning Administrator present.

The proposed Agenda for this meeting, and the minutes of the meeting of September 29, 2022, were both approved with no changes.

**1. Revision and ‘modernization’ of the Town By-laws – process and schedule**

The meeting focused on the timing and schedule for reviewing and revision the By-law.

Catherine Bryars, who has served as our primary technical resource and link with the BCRD, announced that she is leaving her current post as of October 31. She will take up a new position as executive director of a nonprofit housing group in Bennington County.

Her goal is to leave draft recommendations regarding By-law revisions for her successor, who is expected to begin on/about December 1. She anticipates that her draft recommendations for changes will include the following areas: addition of a Table of Contents; language incorporating performance standards into discussion of permitted commercial development; clarification of requirements for driveways where subdivisions and a number of dwellings are anticipated.

Bryars recommended that the Planning Commission defer consideration of possible changes to requirements governing properties in the Utley Flats until 2024.

The transition to a new BCRC staff members means that discussion of the By-law revisions is on hold for the next couple of months.

The deadline for final review and adoption of revised By-law is December 2023. The required public hearings and review, recommendations to the Select Board and final approval by the town Select Board would all have to be completed prior to this deadline.

Bryars recommended that a final draft to be completed by the Commission no later than early autumn 2023.

The Planning Commission expressed its great appreciation to Catherine Bryars for her past assistance and service, and wished her every success in her future work.

The meeting was adjourned at 5:55 pm.

**Next Meeting:** Assuming there is sufficient business**,** the Planning Commission and ZBA is schedule to meet next on Thursday, November 10, at 5:30 pm.