

Planning Commission Minutes March 9, 2016

Commission Attendees: Susan Mills, Andrea Day, Mike Schlesinger, Christian Thompson, Oralie Lefaivre

Public Official: Kaela Gray

Public: None

Sue Mills called the meeting to order at 6:43 PM.

A motion to approve the minutes from January 27th was made by Oralie Lefaivre, and seconded by Mike Schlesinger. The motion carried 4-0-1 with Chris Thompson abstaining.

Act 250 applications from Kingdom Creek, LLC & Cellco Partnership (d.b.a Verizon Wireless) were reviewed by the planning commission. No action was taken on either application.

Sue Mills presented the letter from the Development Review Board requesting that the Commission re-consider the zoning district and regulations in effect on Darling Hill Road. The Development Review Board believes that the changes over time as a result of increased mountain bike ridership and tourism have added to a unique set of factors for the neighborhood, to include increased commercial development pressure, road safety, and the balance as a nationally registered historic district. The commission discussed the possibility of an overlay district being created for the entire Darling Hill ridge starting at the junction of Rt. 114 and continuing to the Burke town line. Discussion addressed possible regulation of the appearance of new structures, and the amount of commercial development allowed. More research will be done to examine what other communities with high use recreation areas have done around the state. Kaela Gray will bring example bylaws to the next meeting of the Commission.

Outreach to property owners along Darling Hill Road was discussed. The Commission would like to consider collecting written comment from property owners who would be effected by a potential change to zoning, and who are currently effected by the evolution of the neighborhood. The Commission identified potential information to solicit to include: existing concerns of property owners, and what type of development would be considered appropriate for property owners. A draft of the "request for comments" letter will be drawn up by Kaela Gray.

The Lyndon Tree Report written by the Center for Urban and Community Forestry was reviewed by the Commission, a meeting will be schedule in the next month with CUCF staff regarding the next steps and training of the project.

The next meeting of the Planning Commission will be held on March 23, 2016 at 6:30 PM.

A motion to adjourn was made by Mike Schlesinger, seconded by Chris Thompson and passed 5-0 at 8:12 PM.

