

Planning Commission Minutes April 27, 2016, Approved 2/22/17

Commission Attendees: Susan Mills, Andrea Day, Christian Thompson, Jack Berube, Oralie Lefavre

Public Official: Kaela Gray

Public: None

Sue Mills called the meeting to order at 6:40 PM.

A motion to approve the minutes from April 13th was made by Oralie Lefavre, and seconded by Andrea Day. The motion carried 4-0-1 with Sue Mills abstaining.

Updates on the Public Service Board application of Aegis Solar were given. No action was required or taken by the commission.

Discussion continued of potential re-zoning efforts along Darling Hill Road. The discussion included the possibility of creating a Historical Zone Overlay, as opposed to a Recreational Overlay as comparisons of other town Recreational Zones does not seem to fit the ultimate goal of Commission or property owners in this area. Possible considerations for uses permitted discussed included:

- Small enterprises with low impact
- Utilizing existing structures
- New structures matching architectural style, and reflect this historical and agricultural tradition. Buildings should use traditional building styles and materials

The commission will review the language incorporated from Act 250 permitted for newly sub-divided lots on Darling Hill to appropriately integrate those standards. Existing open space requirements were discussed. Currently the Development Review Board only has authority to regulate open space in subdivision that classify as “major” having been divided into *nine or more lots in a ten year period*.

The next meeting of the Planning Commission will be held on May 11, 2016 at 6:30 PM.

A motion to adjourn was made by Jack Berube, seconded by Oralie Lefavre and passed 5-0 at 7:58PM.