

Shrewsbury Planning Commission
MINUTES
Oct 3, 2016

Present: Laura Black (chair), Mark Goodwin, Tim Vile, David Rice & Marilyn Dalick

Minutes of Sept 20

The minutes were approved as written, all in favor.

Tonight's Meeting

1. PARCEL MAPPING STUDY

Mark Goodwin apprised the Commission of a parcel mapping study that will be conducted throughout the state (with participation of several state agencies) over the next three years with the intention of assisting towns with obtaining data for parcel mapping. Shrewsbury will not be affected, Mark said, except that we will receive a \$300 credit towards printing of our maps through Russell Graphics for the course of this project. Mark reminded us that our parcel maps get updated every year.

2. NEW VERSION OF SUBDIVISION REGS

Francis e-mailed us two versions of the Subdivision Regulations this afternoon. One version shows edited text, and one version is a clean copy. The new, clean copy of the Unified Zoning & Subdivision Regulations is "Version IV, Autumn, 2016" (draft for Planning Commission Public Hearing).

3. SECTION 301, page 17

As per Francis' list of issues remaining (that he e-mailed us this afternoon), Laura has already begun redrafting Section 301, page 17, at tonight's meeting. We worked on the language as a group and concurred that the term, "building permit," will be used and that the term, "zoning permit," will be eliminated. We reminded ourselves that we must be consistent in our use of terminology.

✓ **DECISION: PUBLIC HEARING**

We determined that it would be impossible to hold a Public Hearing on the Subdivision Regulations before the November Presidential election. Mark pointed out that after the election, work on town budgets would commence soon afterwards, in January, and that the next available slot for a Public Hearing would be after mid-March, after Town Meeting. The group agreed.

✓ **DECISION: CERTIFICATE OF COMPLIANCE**

The Planning Commission *had previously made a decision* to KEEP Certificate of Compliance language in our regulations (see Section 303, page 23), with the following modifications (as edited by Francis Wyatt during the meeting). Please note that this is not verbatim language: The Certificate of Compliance will not be required in every circumstance:

- Minor subdivisions (under 4 lots) will be EXEMPT.
- It WILL be a condition of a MAJOR subdivision (4 lots or more)
- It WILL be required for "Conditional Use" projects

ACTION ITEMS

1. Scenic Roads: We will "rethink" our approach to scenic roads in town, as per Vtrans orange book (Handbook for local officials) to find criteria applicable to municipalities for designation of scenic roads. Mark Goodwin will research this.
2. Section 301, page 17, to be redrafted by Laura.
3. Solar Field Planning must be addressed. Determine acceptable locations for solar in Town
4. Review latest version of zoning regs.

NEXT MEETING: Our next meeting is October 17, 2016 at 7:30 p.m.

We adjourned this evening at 8:50 p.m. Laura moved, and Marilyn seconded. All were in favor.

Respectfully submitted:

Marilyn Dalick, SPC Clerk

Date

Approved:

Laura Black, SPC Chair

Date

Approved as amended:

Laura Black, SPC Chair

Date