

Stockbridge Planning Commission Minutes

April 10, 2018

DRAFT

Commissioners present: Suzanne Butterfield, Jon Benson, Louis Chap, Bill Edgerton, Todd Trzaskos, David Walls.

Members of the public present: Alice Walls.

Others present: Lee Ann Isaacson; Zoning Administrator, Selectboard Member.

Meeting called to order: 7:03 p.m.

Review of Agenda: No Changes.

Review of March 27, 2018 Meeting Minutes: The minutes were approved.

Citizen Speak: None

Old Business:

Bylaws Update:

The Commission continued its review of the proposed Bylaws, ensuring all identified changes have been incorporated and continuing discussion on items tabled during the first review. Highlights are as follows:

5.0 Administration, Enforcement and Appeals

5.2 Planning Commission

The phrase in the first paragraph "...appointed by the Selectboard" will be added with "for a term of three years."

5.4.2 Permit Application Requirements in the Special Flood Hazards Overlay

A reference to the SFHA section of the Bylaws will be added.

5.4.3 Referrals to State Agencies Prior to Issuance

This section will be moved into section 5.4.2 as items (c) and (d).

5.4.4 Effective Date, Filing and Posting of Zoning Permit

Through her experience as Zoning Administrator, Lee Ann Isaacson expressed concern over the 30 limit for filing a permit, particularly those in the Special Flood Hazards Overlay which have more rigorous requirements.

Additionally, wording will be added to make clear that the applicant is responsible for the recording fees.

5.4.6 Expiration of Zoning Permits

There is concern a two year expiration can, in some cases, be insufficient (i.e. a resident constructing their own house). The suggestion was made to explore separating residential and commercial uses. Todd Trzaskos and Lee Ann Isaacson will develop language for review by the Commission.

5.6 Abandonment

A grammatical correction of “they either must either” to “they must either” will be made. The enumeration scheme will be changed to:

- a)
 - 1)
 - 2)
 - 3)
 - etc...

5.7 Nonconformities

The same change to the enumeration as in section 5.6 will be made. In addition, the word “repair” in item d) will be replaced with “redevelopment” as there are generally no permit specifications for “repair”.

5.8 Site Plan Approval Standards

Section references will be added to point to specific bylaws for parking, access, lighting, drainage and signage.

5.9 Site Plan Approval Hearing and Decision

In the second and third paragraph, the word “applicant” will be replaced with “applicant or representative”.

New Business:

Lee Ann Isaacson presented the Commission with two bylaw sections from the Town of Waitsfield, Vermont on Scenic Road Standards and Sign Requirements. The Commissioners will review the sections to assist in developing appropriate guidelines for the Town of Stockbridge. Lee Ann additionally included a section on Adaptive Reuse of Historic Barns. While the current Bylaws draft doesn't include such a section, the Commissioners fully understood and agreed with the value in adaptive reuse and preservation of these precious relics of Vermont's history.

Next Scheduled Meeting: May 8th, 2018

Meeting Adjourned: 9:05 p.m.

Faithfully Submitted,
David Walls, Scribe