

Stockbridge Planning Commission Minutes

May 8, 2018

DRAFT

Commissioners present: Jon Benson, Suzanne Butterfield, Louis Chap, Bill Edgerton, Joanne Mills, David Walls.

Members of the public present: Alice Walls.

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

Meeting called to order: 7:06 p.m.

Review of Agenda: No Changes.

Review of April 10, 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

5.6 Abandonment

The introductory wording will be changed to “Structures shall be considered abandoned for the purposes of these Bylaws if one or more of the following apply: ”.

There was much discussion over the interpretation of the wording “as soon as practical” in reference to the owner of an abandoned structure taking requisite action following notification the structure has been deemed abandoned. It was recognized the open-ended nature places an undue burden on the Zoning Administrator. It was also recognized that removal of older structures can entail removal of hazardous materials, taking an extended time. The Commission is considering adding in “not to exceed 12 months”.

It was decided more descriptive wording should be added to prevent unintended actions of abandonment on buildings deemed to be of historical significance. Commissioner Mills will develop appropriate wording.

5.16 Notice of Violations

The current wording requires a property owner to “obtain a ZA-approved action plan...” within seven (7) days. It was recognized this can be impractical and the wording will be changed to reflect that an action plan need to be “applied for or obtained” within the seven day warning period. As Zoning

Administrator, Lee Ann Isaacson volunteered to develop “easy to follow” wording which describes the administration process of a Notice of Violation, and has been reviewing abandonment and enforcement bylaws of other towns.

In addition, two instances of the word “cure” will be changed to “correct” for clarity.

5.10 Conditional Use Approval Process and Standards

The decision was made to drop the underlined portion of section b: “If an application requires conditional use approval in addition to site plan approval, the standards for the site plan approval shall simply be added into the conditional use process” .

There was much discussion over the allowance of development within 500 feet of Routes 100 and 107, as there is remaining concern within the Commission that 500 feet is the appropriate number. Commissioner Mills agreed to research other towns for guidance to help drive the Commission towards a consensus.

5.10 c)

1. Road Frontage Parking

Wording will be added in to acknowledge that topographical constraints will be considered in meeting the requirements of this Bylaw. In addition, the requirement of allocating the majority of parking on the side or rear will be relaxed by removing the word “majority”.

3. Building Design, Size and Scale

The words “except as noted below” are residual and will be removed.

5. Outdoor Lighting

Commissioner Walls agreed to condense this section.

7. Contribution to Sprawl

The existing wording will be dropped. It was proposed to add the wording:

“In determining whether a proposed development constitutes strip development, the ZBA will consider topographical constraints in the area in which the development is to be located.”

New Business:

Bill Edgerton reminded the Commission of an upcoming “Spring Planning and Zoning Forum” to be held in Rutland, VT on May 23, 2018. Bill indicated the Town of Stockbridge would financially support any Commissioner interested in attending.

In addition, Bill presented the Commission with a document summarizing the findings of the Rochester Town Plan by TROC. Bill indicated this to be good background in preparation for the Stockbridge Town Plan update in 2020.

Next Scheduled Meeting: May 22th, 2018

Meeting Adjourned: 9:18p.m.

Faithfully Submitted,
David Walls, Scribe