

Stockbridge Planning Commission Minutes

June 26, 2018

DRAFT

Commissioners present: Suzanne Butterfield, Louis Chap, Bill Edgerton, Joanne Mills, Todd Trzaskos, David Walls.

Members of the public present: Alice Walls.

Others: Lee Ann Isaacson; Zoning Administrator and Selectboard Member.

Meeting called to order: 7:07 p.m.

Review of Agenda: No Changes.

Review of June 12, 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:

7.0 Definitions

RETAIL ESTABLISHMENT: The bracketed wording “enclosed restaurant, shop...and service” will be removed.

NEIGHBORHOOD COMMERCIAL FACILITY: The definition will be removed.

RESTAURANT: The typo “sor” vs. “or” was noted. The wording “within” will be replaced with “within or adjacent to” in order to capture outdoor seating.

FOOD TRUCK: There was discussion over a permitting requirement of perhaps 1-2 days for a Food Truck or ‘pop-up’ food cart. Lee Ann agreed to research such requirements in the Town of Waitsfield document.

SITE PLAN: Wording will be added to the effect that all setbacks must be shown on the plan.

START OF CONSTRUCTION: The Commission agreed to incorporate this added definition. However, the bracketed wording concerning floodplain management will be removed as the details are covered elsewhere in the document.

STRIP DEVELOPMENT: There was much discussion over what the contributing factors are that define Strip Development, and it was acknowledged that the Zoning Administrator has a key role in

ensuring any new development in relevant zones don't promote strip development. The Commission agreed to remove the wording "...prominent parking lots visible from the roadway".

4.10 Signs - Permit Required

(g) The Commission came to agreement on the size limit of an individual sign at 32 square feet, including the support structure. The wording "6 square feet per side" will be changed to "6 square feet per face". In addition, part (g) will be divided into two separate parts to segregate the differing signage allowance for businesses and public buildings from the allowance for professional and home occupations.

(h) The total on-premises sign area allowance per lot will be changed from 150 square feet to 64 square feet. Also, "Planning Commission" will be replaced with "Zoning Administrator" for the evaluation of undue hardship.

5.6 Abandonment

The last sentence will be modified to contain "...historical significance to the community".

With the Commission having completed its first review of the Zoning Bylaws draft, Bill Edgerton indicated that he and Commissioner Walls would incorporate all edits agreed upon by the Commission into the document, highlighted with underlines. The revised document will be distributed to the Commissioners and the Zoning Administrator for review in July. At upcoming meetings, each individual will have the opportunity to point out items of concern for consideration.

New Business:

None

Next Scheduled Meeting: August 7th, 2018 (changed from 2nd Tuesday due to Primary Elections).

Meeting Adjourned: 9:04 p.m.

Faithfully Submitted,
David Walls, Scribe