

Stockbridge Planning Commission Minutes

August 7, 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: 7:03 p.m.

Review of Agenda: No Changes.

Review of June 26 , 2018 Meeting Minutes: The minutes were approved.

Citizen Speak: None

Old Business:

Zoning Bylaws Updated Draft Review:

With the first review of the Zoning Bylaws complete, the Commission conducted a final sweep through the document to identify and address edits required for grammar and/or clarity and amendments to policy which any Commissioner deems necessary. The goal is to allow the Commission to proceed to a vote to accept the Draft Zoning Bylaws as ready to present to the public in a forum gathering.

Highlights are as follows:

Edits:

Page 16: In part C, there are two items list as #4

Page 3: In the TOC, there are two items marked 2.7

Pages 14,15: Hotel/Motel will be changed to Hotel/Inn to match the definition.

Pages 14,15: Item #7 will be "Motel".

Pages 14, 15, 16, 17: "Lodging House/Boarding House" will be changed to "Lodging/Boarding House".

Page 58: The definition 'Light Industry' will be changed to 'Light Industrial'.

Page 17: The 'C' will be removed from '5.13 C' at the bottom of the page.

Page 36: The beginning of section 5.4.1 will read "For an application..." vs. "An application...".

Page 39: In 5.5 Discontinuance, 'he or she' will be replaced with 'the ZA'.

Page 33: In the section 4.22 introduction, the bracketed wording will be removed.

Page 32: At the end of section 4.16, the number '35 feet' should also be spelled out.
(Note: this likely needs review document-wide)

Page 15: The word "Stockbridge" will be added in front of "School Hamlet".

Page 28: In section 4.7, the words "Statement of Purpose" and "General Requirements" will be removed.

Page 29: A definition is needed for Temporary Structures.

Page 35: The heading for 5.1 will read "Zoning Administrator (ZA)".

Page 41: In section 5.8.a, the commas and 'or' will be removed from the numbered list.

Page 42: The semicolons will be eliminated from the numbered list in 5.8.b.

Page 42: The 'and' at the end of 5.9; item 'e' will be removed.

Page 44: The empty item #6 will be removed.

Page 22: The missing parenthesis on item 'c' will be added.

Page 45: The word 'and' will be removed from item 5.11.f. Also, the word 'or' will be added between the two instances of the word 'approval'.

Page 61: The definition "Restaurant" is alphabetically misfiled.

Page 60: The Definition "Parking Space" will have the numbers (10) and (20) added.

Page 60: Under the Recreation Facility heading, the word Outdoor will be placed in parenthesis.

Page 60: All items listed as Recreational Facility examples in the definition will be made plural.

Page 52: In the second bullet item under 6.2.e, the numbering (i), (ii), (iii) will be removed.

Page 57, 58: The lettering (a), (b).. will be removed and the text converted to paragraph form.

Admendments:

Page 6: The Effective Date will be modified indicate the bylaws are adopted by a vote of the Town of Stockbridge by Australian Ballot.

Page 62: In the definition of Structure, "64 square feet" will be changed to "100 square feet".

Page 8: Under item 2.4.f, Farmer's Markets will be allowed a maximum of 52 days per calendar year.
(It was also noted that a definition is required for Farmer's Market.)

Pages 16,17: Agribusiness will be moved from Section C to Section B under headings 3.6 and 3.7.

Page 16: Under item 3.6.C.17, the wording “within 500’ of VT 100...” will be replaced with “fronting VT 100...”.

Page 60: A definition is needed for ‘Personal and Professional Service’.

Page 44: Under item ‘c’, the wording “within 500 feet of” will be removed.

Page 44: Under c.1, the word ‘additional’ will be added between ‘allocate’ and ‘parking’.

Pages 14.15: In sections 3.4.B and 3.5.B, Accessory Dwelling will be added to remain consistent with the prior Zoning Regulations. “Accessory Structure” and “Accessory Use” will be combined into “Accessory Structure or Use”.

There was considerable discussion over the current finality of the maps defining the planning zones. Commissioner Mills expressed strong concern that the extent of the Multi-Use Light Industrial (MULI) region doesn’t provide enough opportunities for economic growth in the town, and would like explore other areas which can be zoned as MULI. Chairman Bill Edgerton stated it was his understanding that the maps could not be adjusted at this point, and the item was subsequently tabled. It was noted this could be considered in the next Town Plan revision.

The Commission did not vote to accept the ‘to be amended’ version of the Zoning Bylaws, deciding instead to wait until all Commissioners could be present.

New Business:

None

Next Scheduled Meeting: August 21th, 2018

Meeting Adjourned: 9:48 p.m.

Faithfully Submitted,
David Walls, Scribe